

CHURCH CRESCENT, LONDON, N3
OFFERS IN EXCESS OF £575,000 LEASEHOLD

**A WELL-PRESENTED, SPACIOUS, THREE
 BEDROOM FLAT, WITH A PRIVATE GARDEN -
 OOZING CHARM & CHARACTER!**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

Set in a prestigious road in Church End Finchley, within easy access to Regents Park Road, Finchley Central underground and outstanding Ofsted rated primary schools, such as St Mary's & Akiva - we are pleased to offer this well presented, spacious, first floor flat. The property offers over 1000 sq ft of living space and comprises of a spacious reception room, fitted kitchen, bathroom, separate WC and three double bedrooms. Further benefits include a private section of garden, loft access and a long lease.

An internal viewing is highly recommended!

Offered on a chain free basis.

AT A GLANCE

- Prime location
- Period features throughout
- Over 1000 sq.ft of living space
- Spacious reception room
- Three double bedrooms
- Fitted kitchen & bathroom
- Private section of garden
- Easy access to transport links/amenities/schools



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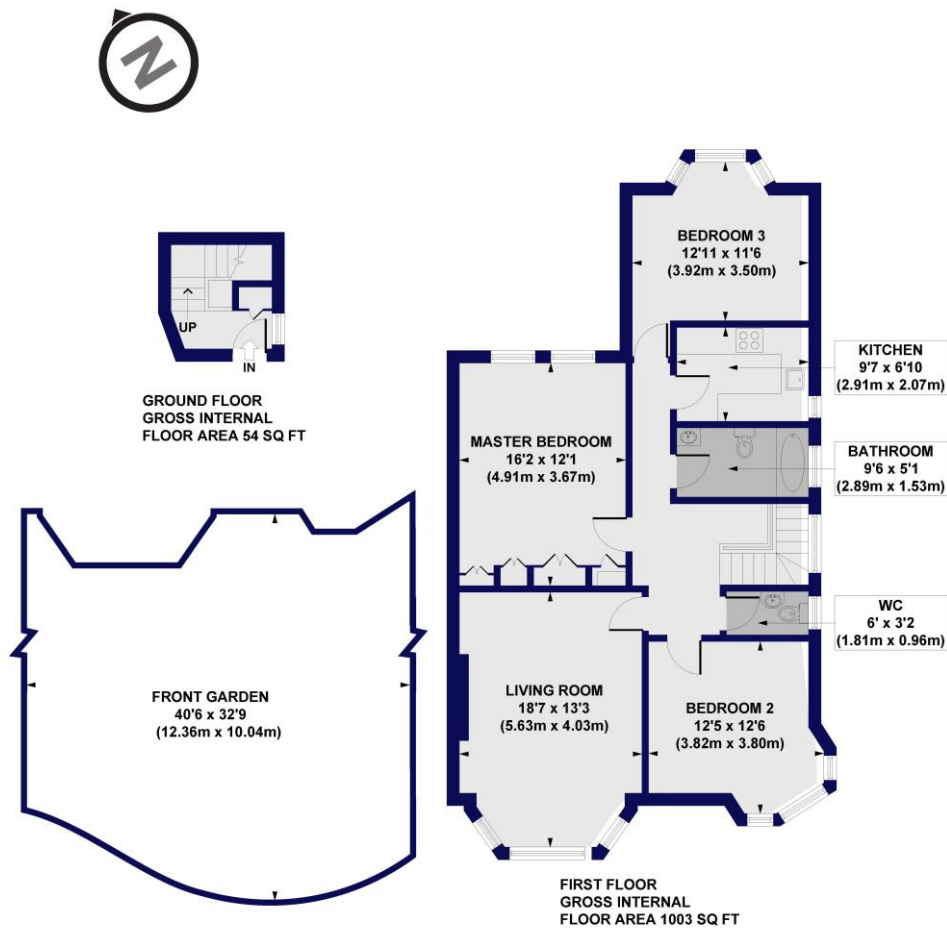


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Church Crescent, N3

Approx. Gross Internal Floor Area 1057 sq. ft / 98.17 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 928 year and 6 months

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-89)	B		
(72-80)	C		
(63-68)	D	62	62
(55-62)	E		
(47-54)	F		
(39-46)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

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