



**GORDON ROAD, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD**

**A WELL-PRESENTED GROUND FLOOR
MAISONETTE SET IN A LOVELY TREE-LINED
LOCATION**

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



DESCRIPTION:

Set in a quiet road within walking distance to Finchley Central transport links, local amenities, within the catchment area for Outstanding Ofsted Rated Primary Schools and an exceptional green outlook over Dollis Valley Greenwalk recreational parkland, Gordon Road Allotments and Finchley Golf Club, we are pleased to offer this well-presented ground floor maisonette. The property comprises spacious reception room, two bedrooms, eat-in kitchen and bathroom. Further benefits include private front garden and a beautiful mature private rear garden with South facing aspect. The property is offered on a chain free basis and with a share of the freehold.

TENURE:

Share of Freehold
 Service Charge : £425.00 per annum

DESCRIPTION: Band D

AT A GLANCE

- Ground floor maisonette
- Two bedrooms
- Reception Room
- Eat-in kitchen * bathroom
- Private front & rear gardens
- Share off Freehold
- Chain free





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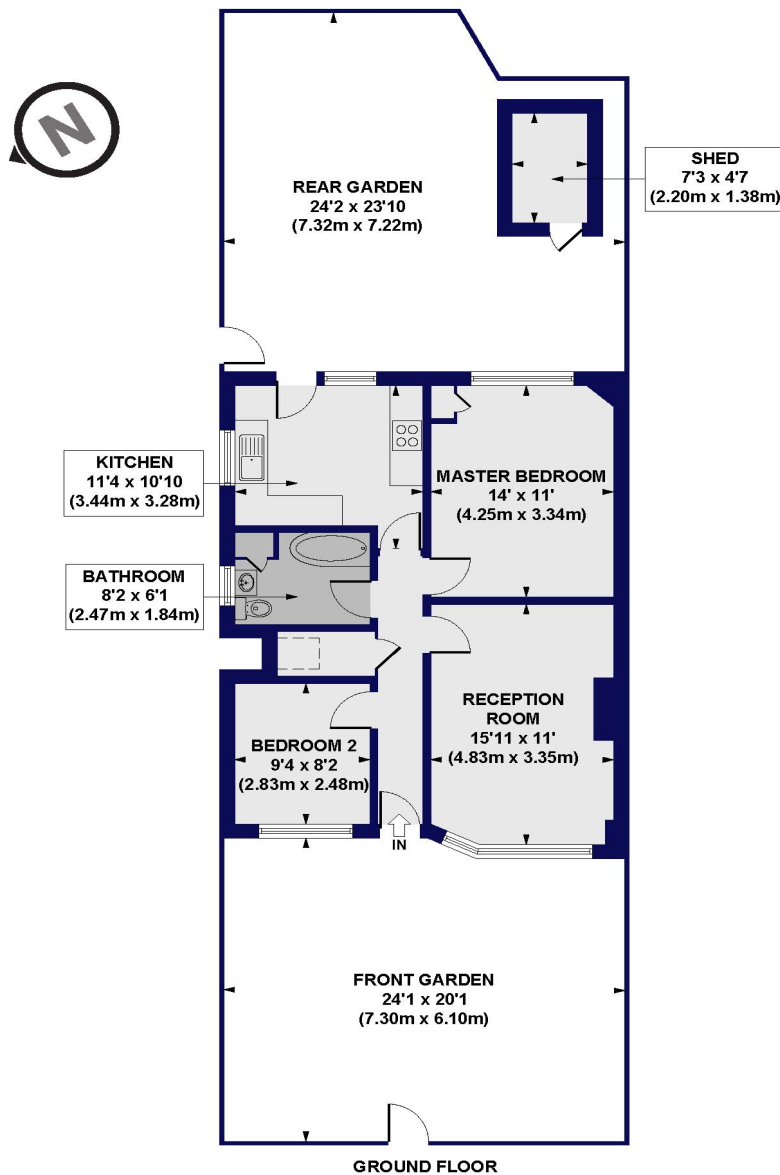


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Gordon Road, N3
 Approx. Gross Internal Floor Area 661 sq. ft / 61.38 sq. m



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78
England, Scotland & Wales		EU Directive 2002/91/EC	