

HUTTON GROVE, NORTH FINCHLEY, LONDON, N12
£350,000 LEASEHOLD

**A WELL PRESENTED TOP FLOOR ONE
BEDROOM APARTMENT SET IN
A PRIME N12 LOCATION**

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DESCRIPTION:

We are pleased to offer this well presented one bedroom apartment set in a modern purpose built block, ideally located for local schools, transport links, such as Woodside Park underground station and local amenities on North Finchley High Road. The property comprises good size reception room, modern fitted kitchen, double bedroom and a modern bathroom. Further benefits include a long lease, gated parking and communal gardens. An internal viewing is highly recommended!

TENURE:

Leasehold : 97 years 9 months
 Service Charge : £1060.00 per annum
 Ground Rent : £100.00 per annum

COUNCIL TAX:

Band C : £1511.99 per annum

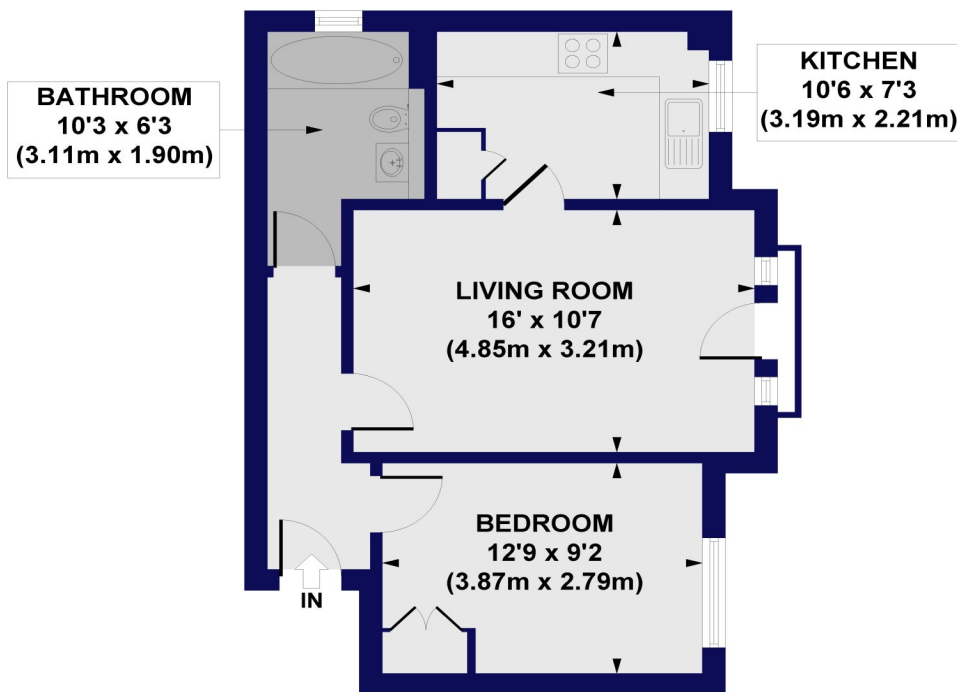
AT A GLANCE

- Set in a prime N12 location
- Close to amenities & transport links
- Modern purpose built block
- Top floor
- Secure gated parking
- Modern fitted kitchen & bathroom
- Living/Dining Room
- One double bedroom





Vine Lodge, Hutton Grove, N12
 Approx. Gross Internal Floor Area 483 sq. ft / 44.89 sq. m



SECOND FLOOR

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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	