



ROSEBANK CLOSE, LONDON, N12
£330,000 LEASEHOLD

A WELL-PRESENTED FIRST FLOOR FLAT
SET IN A QUIET RESIDENTIAL TURNING

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DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS

We are pleased to offer this well-presented two bedroom first floor flat set in a quiet residential turning off Friern Park, within easy access to North Finchley High Road amenities, transport links and within the catchment area for Good Ofsted Rated schools. The property comprises of a good size reception room, two bedrooms, kitchen and bathroom. Further benefits include communal grounds, residents' parking, a long lease and being offered on a chain free basis. An internal viewing is highly recommended!

TENURE:

Leasehold: 141 years
 Service Charge: £2000.00 per annum
 (incl. Building Insurance)

AT A GLANCE

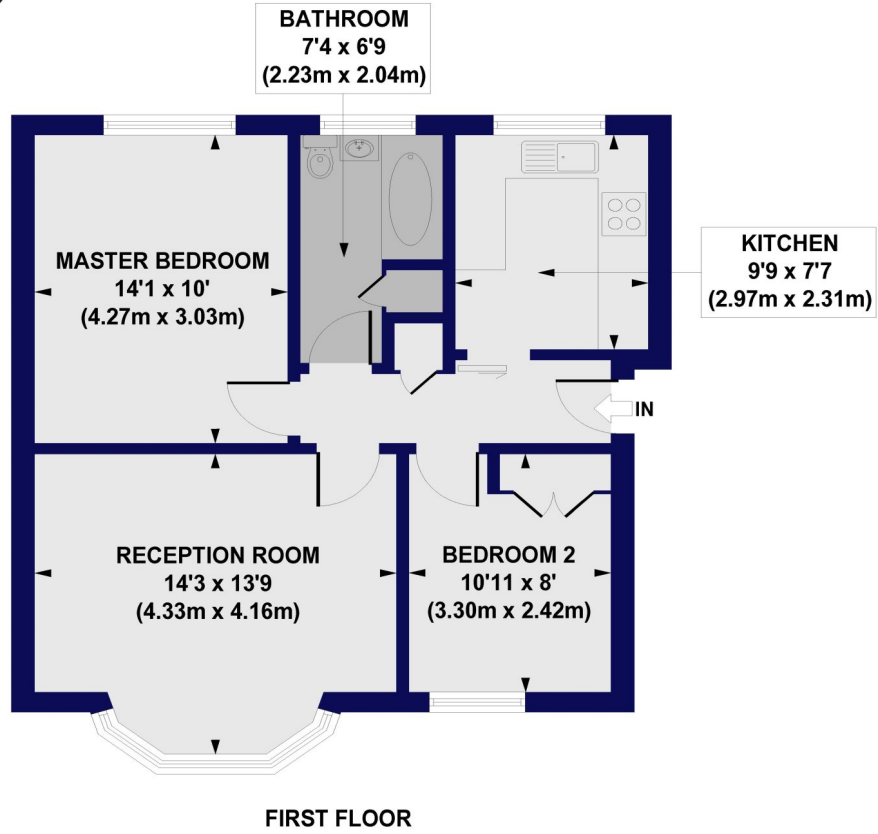
- Purpose built block
- First floor
- Two bedrooms
- Reception Room
- Kitchen & Bathroom
- Easy access to High Road & Transport links
- Offered chain free
- Long lease

DESCRIPTION: Band C





Rosebank Close, N12
Approx. Gross Internal Floor Area 607 sq. ft / 56.40 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	