



MOUNTFIELD ROAD, LONDON, N3
£635,000 SHARE OF FREEHOLD

**A BEAUTIFUL GROUND FLOOR PERIOD
 CONVERSION WITH PRIVATE REAR GARDEN**

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DESCRIPTION:

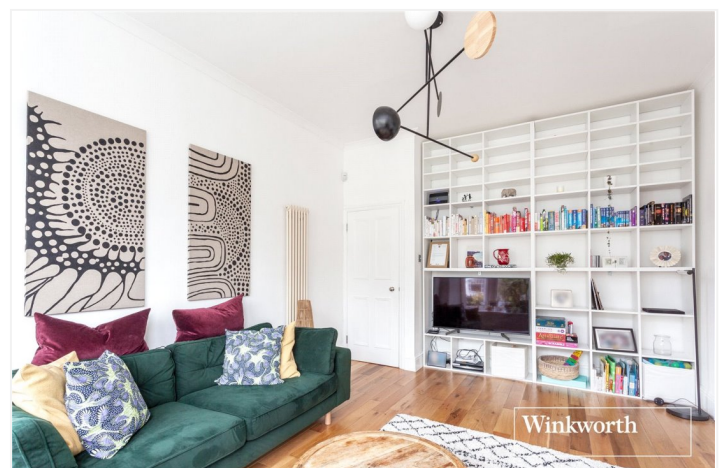
Set in a popular turning, within walking distance of amenities, transport links and Good Ofsted Rated Schools, such as Akiva and St Theresa's Primary School, we are pleased to offer this spacious, ground floor conversion flat. The property has a wonderful blend of modern and period features throughout and comprises spacious front reception room, master bedroom with en suite, good size second bedroom, fitted family bathroom and a beautiful modern fitted kitchen with bi-folding doors leading out to a private south facing rear garden. Further benefits include off street parking, a share of freehold and a basement, which the current owners are using to its full advantage as a work home space/utility room. An internal viewing is highly recommended!

COUNCIL TAX:

Band D - £1605.84 per annum

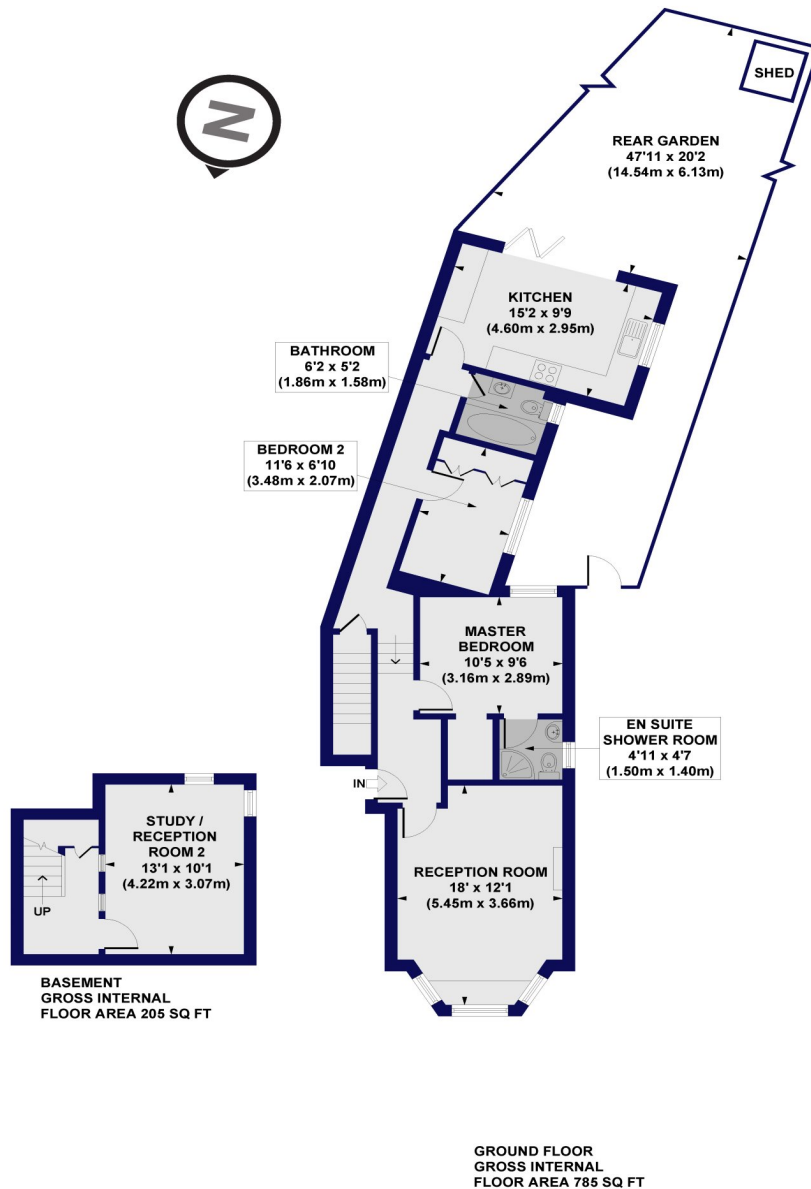
AT A GLANCE

- Set in prime location
- Ground floor period conversion
- Modernised throughout
- Two bedrooms
- Private south facing rear garden
- Basement
- Off street parking
- Share of Freehold





Mountfield Road, N3
Approx. Gross Internal Floor Area 990 sq. ft / 91.99 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.

Winkworth

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.

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