



MOUNTFIELD ROAD, LONDON, N3
£650,000 SHARE OF FREEHOLD

**A SPACIOUS WELL-PRESENTED TWO BEDROOM
PERIOD STYLE GROUND FLOOR GARDEN FLAT**

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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 Schools, 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 of two double bedrooms, family bathroom and a large kitchen/dining/living area with underfloor heating and bi-folding doors leading to a private South facing rear garden. Further benefits include a Smart Home system to control the lights and blinds, a share of the freehold and being offered on a chain free basis. An internal viewing is highly recommended.

TENURE:

Share of Freehold – 957 years
 Service Charge: £350.00 per annum –
 Including hallway electrics & front garden maintenance

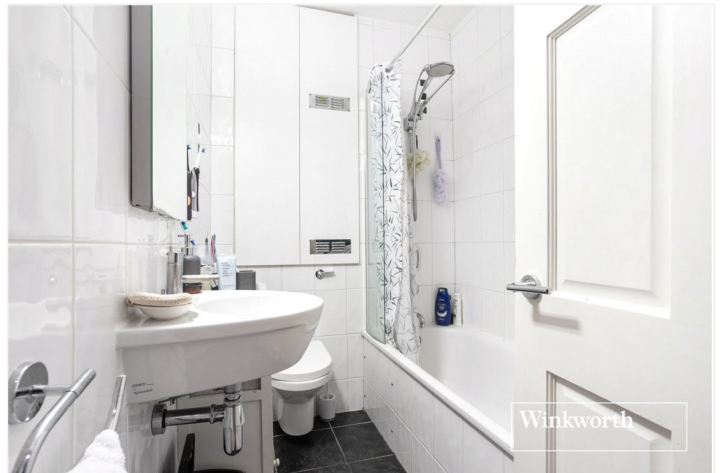
COUNCIL TAX:

Band D

AT A GLANCE

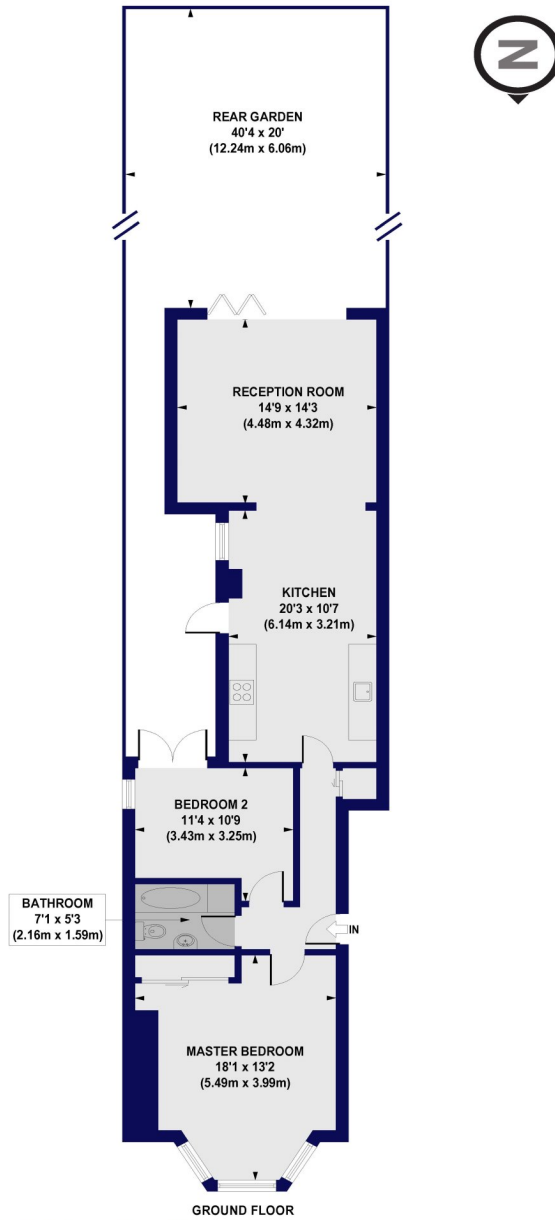
- Set in a prime location
- Period style Edwardian building
- Ground floor
- Spacious open plan kitchen/living area
- Two double bedrooms
- Private South facing garden
- Share of freehold
- Offered chain free





Mountfield Road, N3

Approx. Gross Internal Floor Area 883 sq. ft / 82.07 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	