



STATION ROAD, LONDON, N3
£575,000 SHARE OF FREEHOLD

A WELL-PRESENTED THREE BEDROOM GROUND FLOOR CONVERSION FLAT WITH PRIVATE SECTION OF GARDEN

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DESCRIPTION:

A bright and spacious ground floor conversion flat with private garden, situated within a five minute walk to Finchley Central Underground Station, local shopping amenities and also in catchment area for Good Ofsted Rated primary schools, such as Akiva & St Theresa's. The property comprises of open plan kitchen/living/dining area, three bedrooms and family bathroom. This lovely property is being sold with a share of the freehold and offered on a chain free basis. An internal viewing is highly recommended!

COUNCIL TAX: Band D

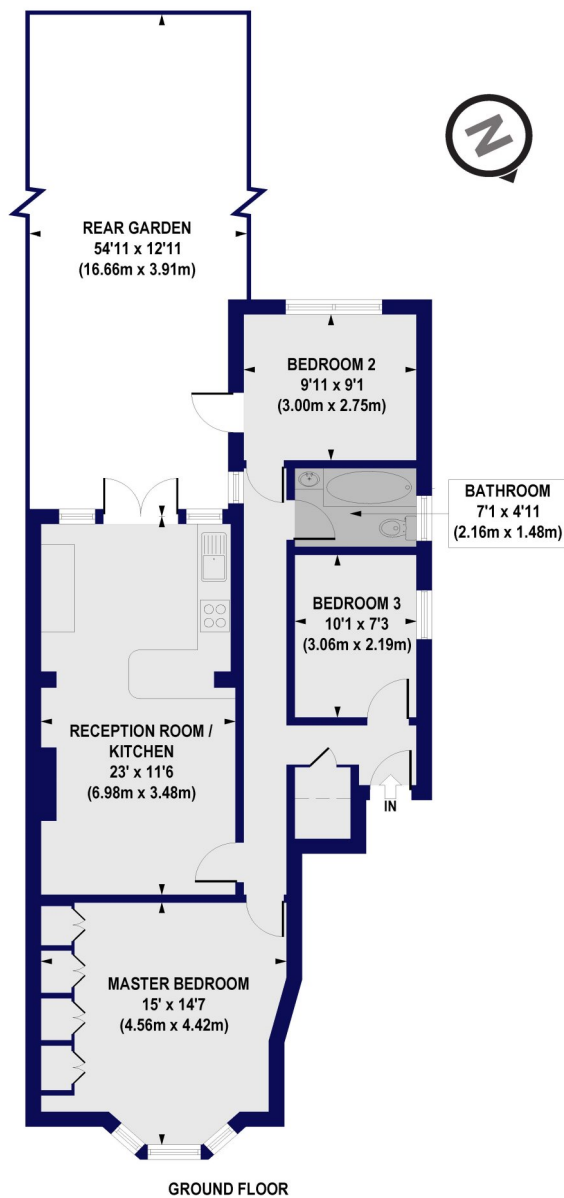
AT A GLANCE

- Prime location for amenities & transport
- Ground floor
- Open plan living/kitchen
- Three bedrooms
- Bathroom
- Private section of garden
- Share of freehold
- Chain free





Station Road, N3
Approx. Gross Internal Floor Area 800 sq. ft / 74.32 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		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		