



## Manor View, Finchley, N3 2SR

£575,000 - Leasehold

A stunning 710 sq ft 2 bedroom, 2 bathroom conversion with many original features situated on the ground floor of this semi-detached house. Completely refurbished by the current owner, the flat features a beautifully presented 20ft x 19ft L-shaped reception room/kitchen with feature fireplace and island. Further benefits include a 16ft bedroom with bay window and en-suite bathroom, direct access to a PRIVATE GARDEN and a large storage cupboard. The property is located only 0.4 miles from Finchley Central Tube station and would make an ideal first time purchase.

Lease: Approx. 94 years

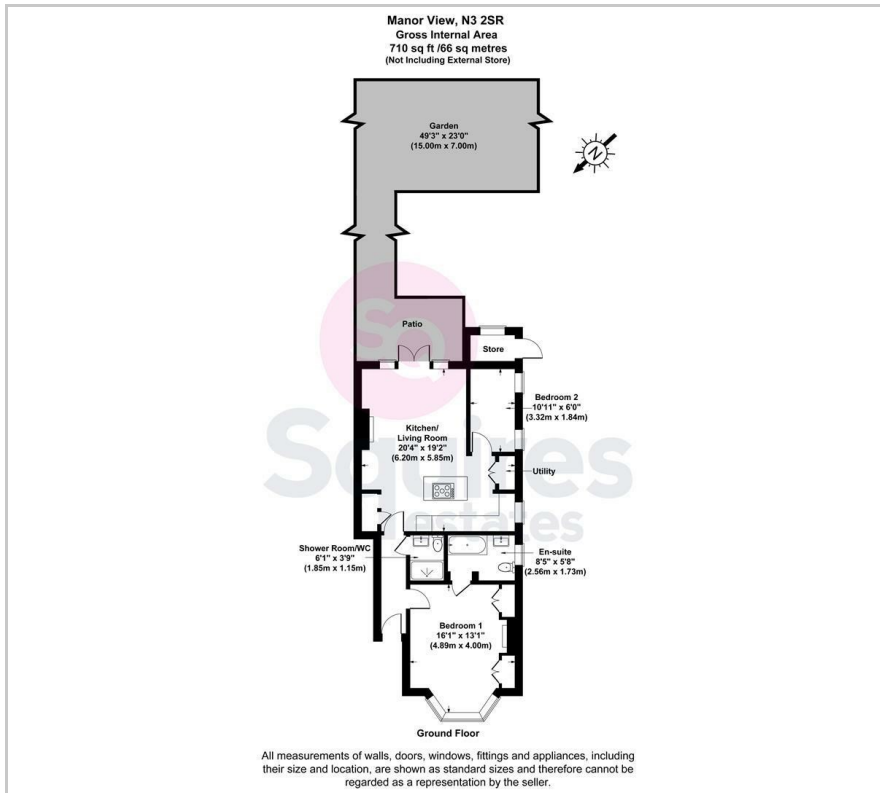
Ground Rent: £240 per annum

Service Charge: Approx. £371.88 buildings insurance

- Beautifully presented
- Ground floor
- Private garden
- Original features
- Council tax band D
- High ceilings
- 2 bedrooms
- Contemporary design



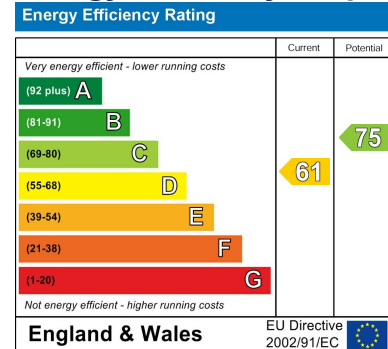
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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