



## Gruneisen Road, London, N3 1LS

£295,000 - Leasehold

A larger than average (420 sq ft) studio apartment with separate sleeping area, located on the second floor of a gated development in the desirable Finchley Central area. Offered in excellent condition, the property features a bright open-plan living room, a fully equipped fitted kitchen, separate sleeping area and a contemporary bathroom.

The apartment also offers lift access and a secure entry system for added convenience. Its prime location, just off Ballards Lane, provides easy access to a variety of restaurants, coffee shops and just a few minutes walk from Finchley Central Tube station via the Northern Line.

- Larger than average studio apartment
- 2nd floor (lift)
- Separate sleeping area
- Open-plan kitchen/reception
- Chain free
- Secure gated development
- Excellent condition
- Council tax band C

Lease: Approx. 246 years  
Ground Rent: £350 per annum  
Service Charge: Approx. £1622 per annum  
Barnet Council Tax Band C

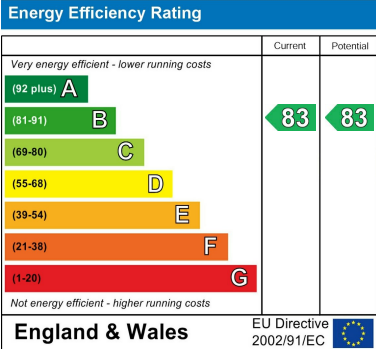
Floor Plan



Area Map



Energy Efficiency Graph



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