



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.

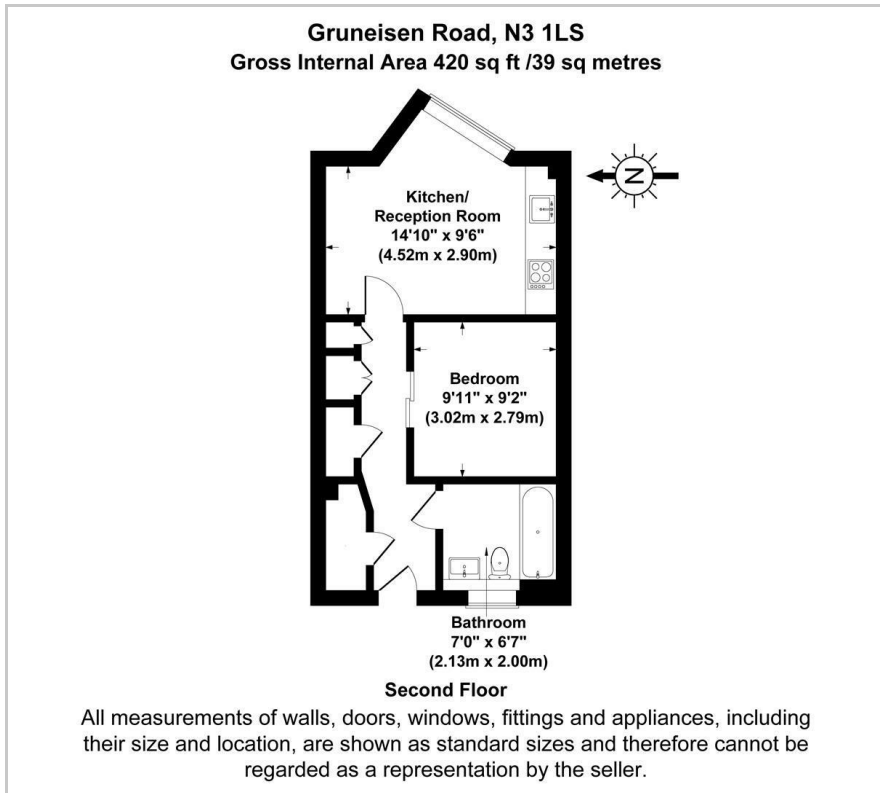
The apartment also offers lift access and a secure entry system for added convenience. Its prime location, just off Ballards Lane, provides easy access to a variety of restaurants, coffee shops and just a few minutes walk from Finchley Central Tube station via the Northern Line.

- 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

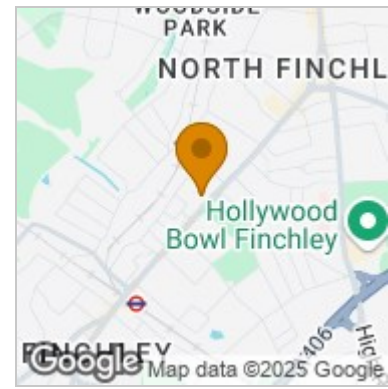
Lease: Approx. 246 years
Ground Rent: £350 per annum
Service Charge: Approx. £1622 per annum
Barnet Council Tax Band C



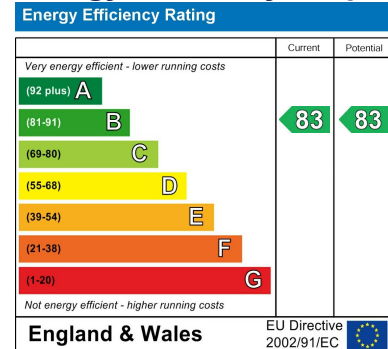
Floor Plan



Area Map



Energy Efficiency Graph



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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