Lansdowne Road, Finchley, N3 1ES

£425,000 - Leasehold

Nestled on the charming Lansdowne Road in Finchley, this delightful 1 bedroom first floor flat flat offers a perfect blend of comfort and convenience. Spanning an impressive 619 square feet, the property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment.

One of the standout features of this property is its proximity to West Finchley Tube station, making commuting to central London both easy and efficient. For those who enjoy the outdoors, the flat is conveniently located near the picturesque Dollis Valley Greenwalk, offering a serene escape for leisurely strolls or invigorating walks.

Additionally, this property is chain-free, allowing for a smooth and straightforward purchasing process. The inclusion of a garden adds to the appeal, providing a private outdoor space to unwind and enjoy the fresh air.

This flat is an excellent opportunity for first-time buyers or those looking to downsize, combining a prime location with essential amenities. Do not miss the chance to make this charming flat your new home in Finchley.
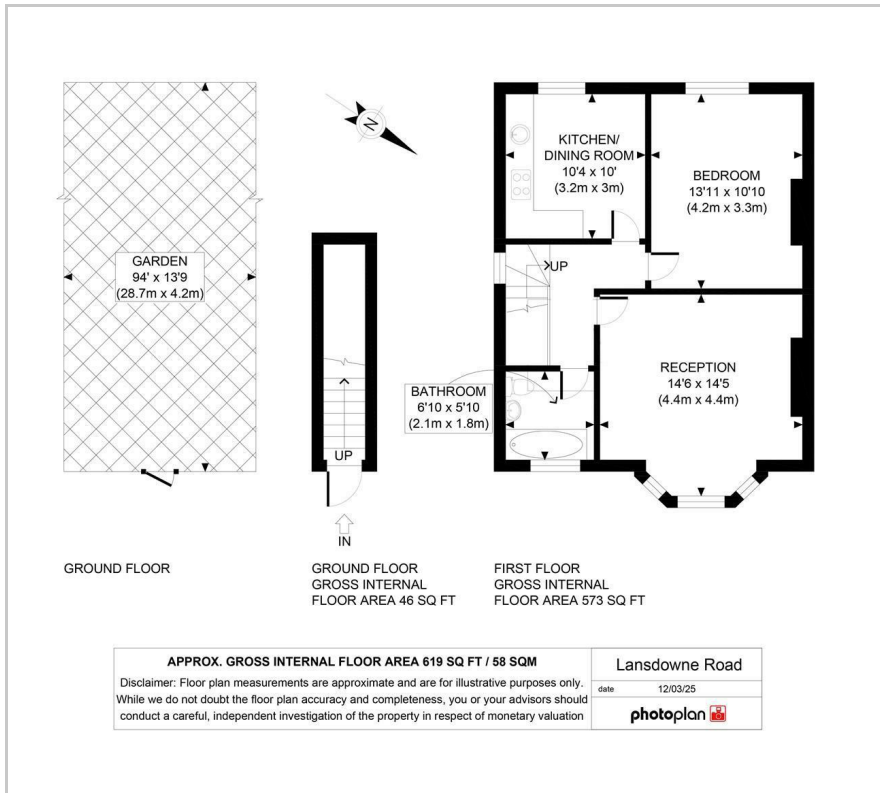
Lease: New lease of 125 years
Ground Rent: TBC
Service Charge: Approx. £1100 per annum inclusive of building insurance

- **First floor conversion**
- **1 bedroom**
- **Garden**
- **Close to Tube**
- **Chain free**
- **Close to Dollis Valley Greenwalk**
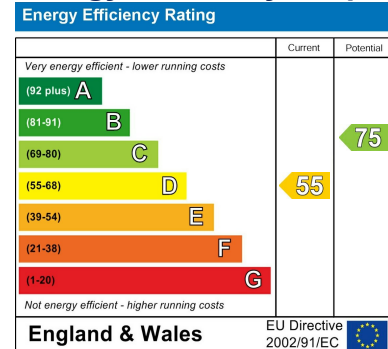- **Ideal first time purchase**
- **Barnet council tax band C**

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Floor Plan

GARDEN
94' x 13'9
(28.7m x 4.2m)

KITCHEN/
DINING ROOM
10'4 x 10'
(3.2m x 3m)

BEDROOM
13'11 x 10'10
(4.2m x 3.3m)

UP

BATHROOM
6'10 x 5'10
(2.1m x 1.8m)

RECEPTION
14'6 x 14'5
(4.4m x 4.4m)

UP

IN

GROUND FLOOR

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 46 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 619 SQ FT / 58 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

	Lansdowne Road
date	12/03/25

photoplan

Area Map

Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Potential: 75

England & Wales

EU Directive
2002/91/EC