



## Lansdowne Road, Finchley, N3 1ES

£425,000 - Leasehold

Nestled on the charming Lansdowne Road in Finchley, this delightful 1 bedroom first floor 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.

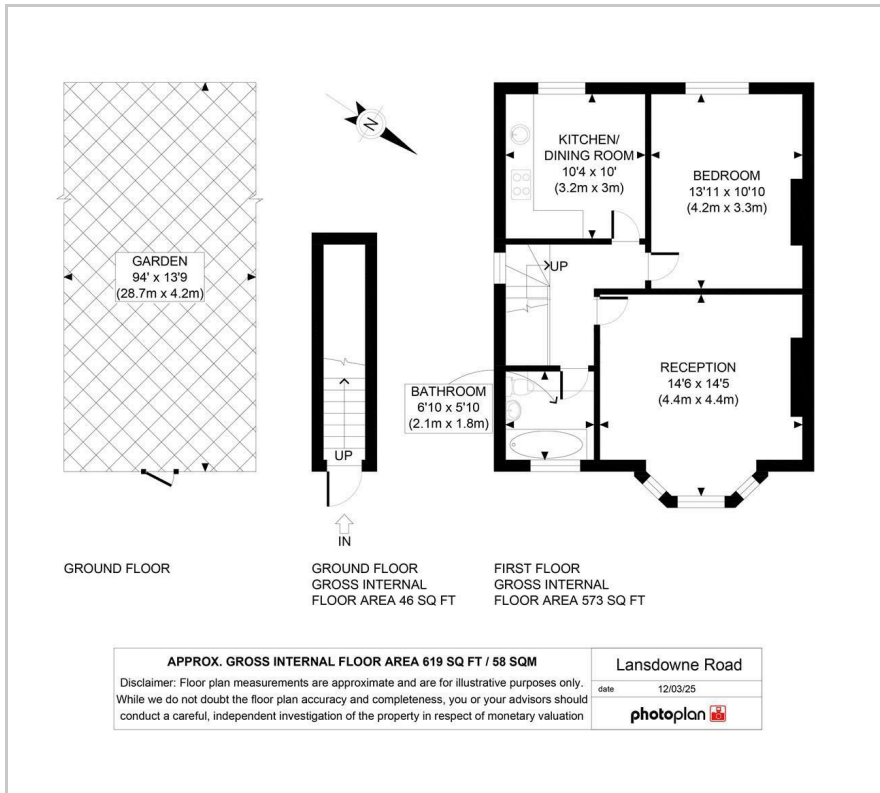
Lease: New lease of 125 years

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

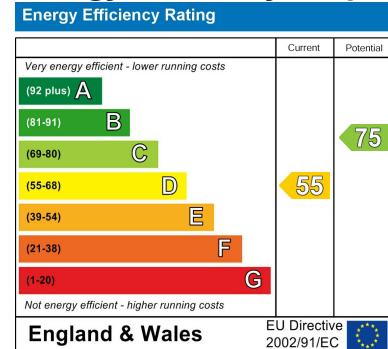
## Floor Plan



## 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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