



## Dollis Road, London, N3 1RG

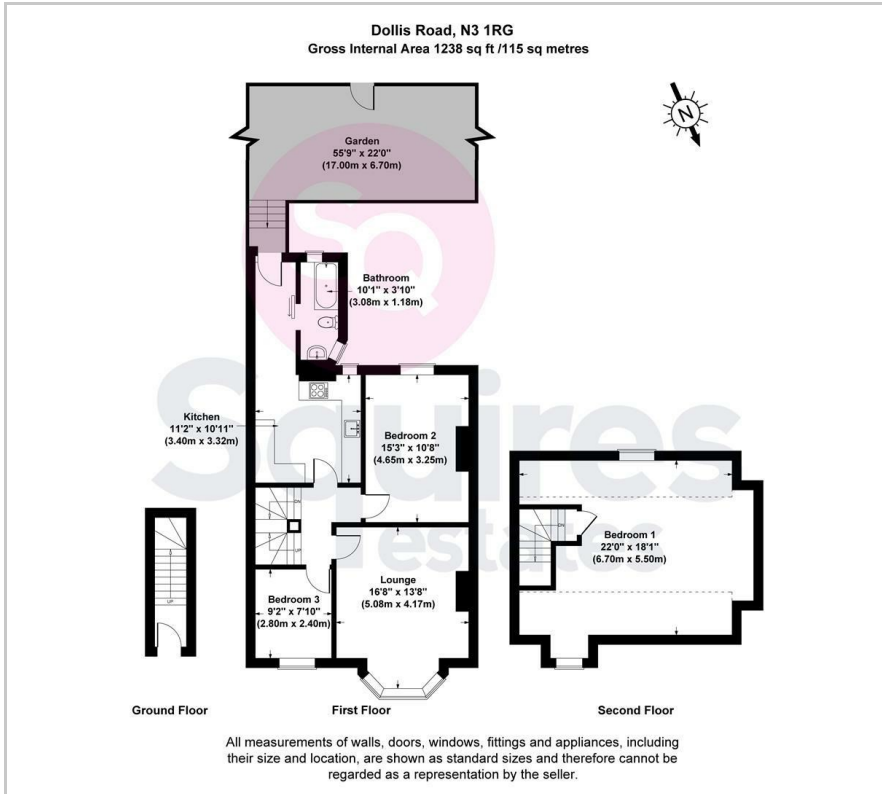
Offers In Excess Of £550,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 1238 sq ft 3 bedroom duplex conversion occupying the 1st and 2nd floors of an Edwardian house. The property features a 16ft reception room with bay window and feature fireplace and benefits include a modern kitchen and bathroom and direct access to a 55ft private section of garden with decked area. The property is very well located for Finchley Central Tube station as well as St Mary's CE Primary School and the shopping and transport facilities of Ballards Lane.

Lease: 142 Years remaining  
Ground Rent: £70 per annum  
Service Charge: £716 per annum for building and contents insurance

- Edwardian conversion
- 3 bedrooms
- Private section of garden
- 1238 sq ft
- Chain free
- Close to Tube
- Close to schools and shops
- Barnet council tax band D

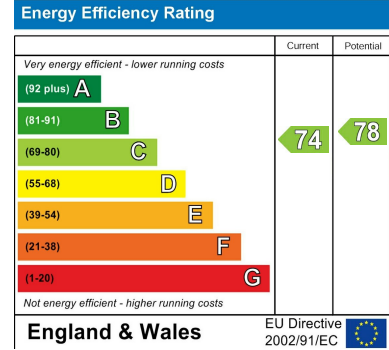
# Floor Plan



# 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.

## Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

## Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

## Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

