



Granville Road, North Finchley, N12 0HJ

£515,000 - Leasehold

****CHAIN FREE**** A 3 double bedroom, 2 bathroom duplex flat situated on the top two floors of this converted house and boasting just over 1000 sq ft of accommodation. The property features a 20ft reception room with modern open-plan kitchen with integrated appliances and further benefits include an 18ft master bedroom with en-suite shower room and walk-in wardrobe, Porcelanosa tiles to both bathrooms, 1 off street parking space and double glazing throughout. The flat is located 0.5 miles from West Finchley Tube station and is a short walk from the amenities of Ballards Lane.

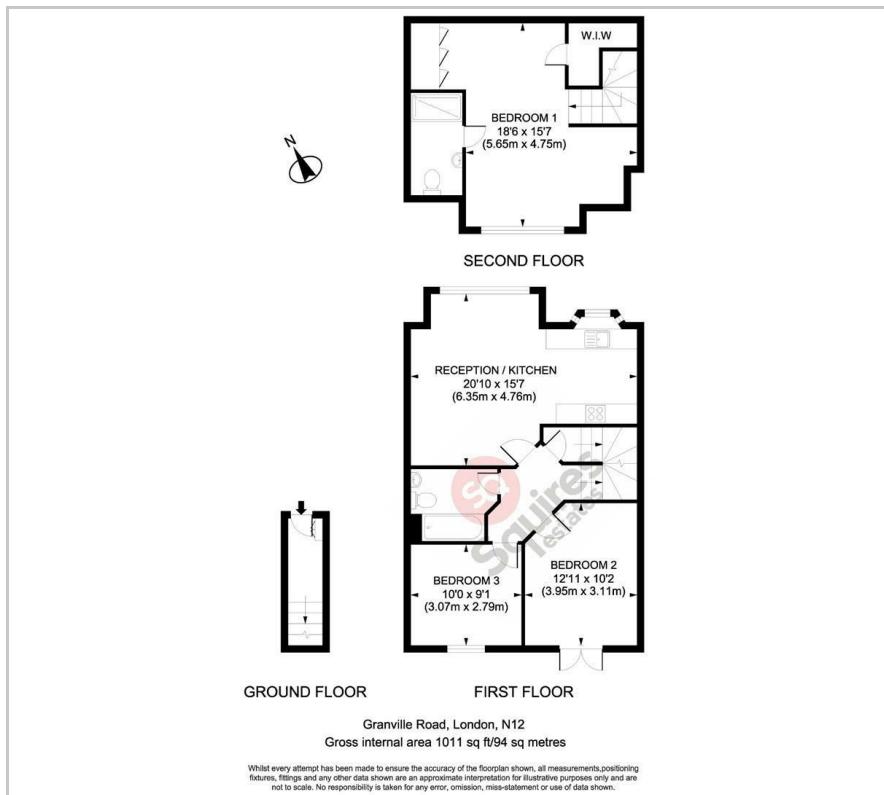
Lease: 125 years from 25th March 2010

Ground Rent: £300 per annum

Service Charge: £550 per annum for building insurance

- **Duplex conversion**
- **3 double bedrooms**
- **2 bathrooms (1 en-suite)**
- **Chain free**
- **Off street parking**
- **1011 sq ft**
- **0.5 miles to Tube**
- **Barnet council tax band D**

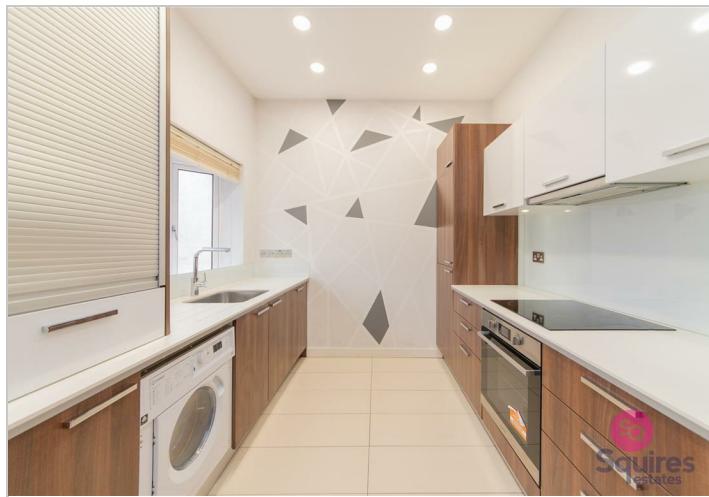
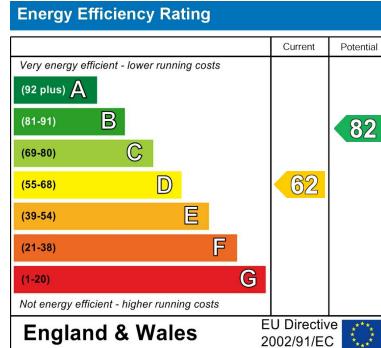
Floor Plan



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.

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