

LICHFIELD GROVE, FINCHLEY, LONDON, N3
£425,000 SHARE OF FREEHOLD

**A WELL-PRESENTED FIRST FLOOR TWO
BEDROOM FLAT IDEALLY LOCATED FOR
TRANSPORT LINKS & AMENITIES**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS

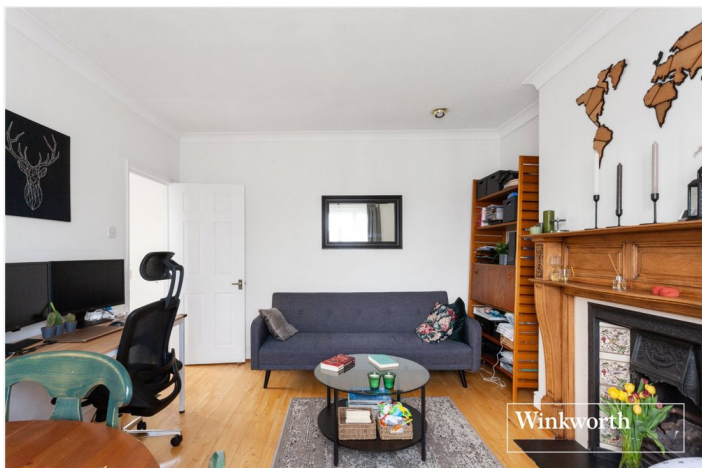
We are pleased to offer this well-presented two bedroom first floor garden flat set in a prime location, within walking distance of amenities, Finchley Central underground and local schools. The property comprises living/dining room, two bedrooms, fitted kitchen and tiled bathroom. Further benefits include own section of rear garden and a share of the freehold. This would be an ideal property for a first-time buyer or buy-to-let investor. Offered on a chain free basis.

COUNCIL TAX:

Band C

AT A GLANCE

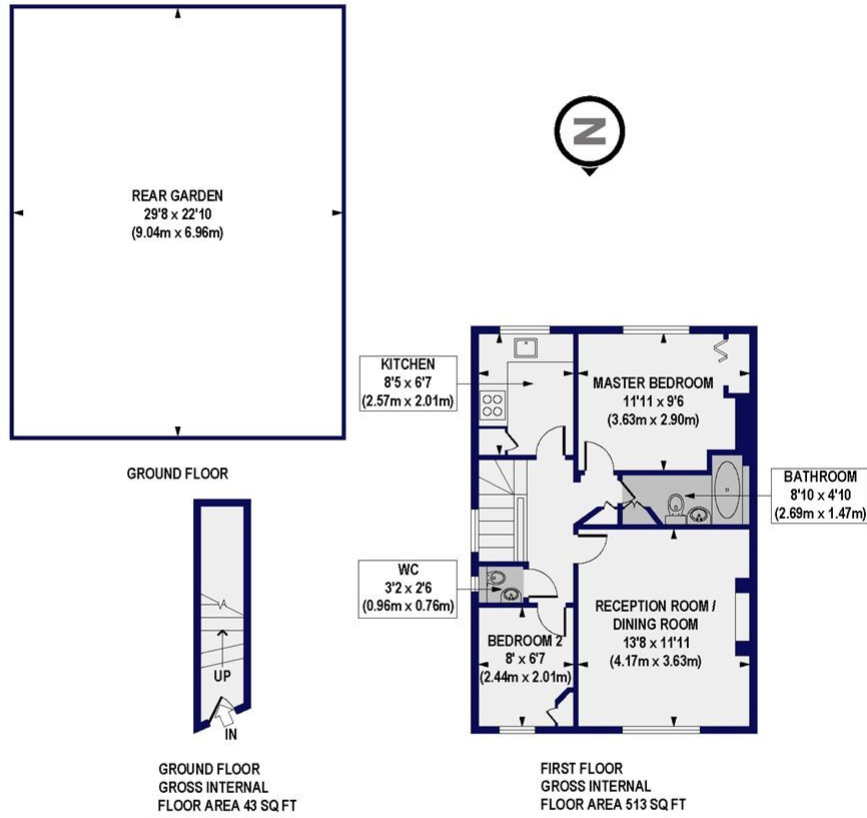
- First floor conversion flat
- Own section of rear garden
- Two bedrooms
- Living/dining room
- Fitted kitchen & bathroom
- Share of freehold
- Chain free





Lichfield Grove, N3

Approx. Gross Internal Floor Area 556 sq. ft / 51.70 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	