



**CROWDER CLOSE, NORTH FINCHLEY, LONDON, N12  
OFFERS IN THE REGION OF £400,000 LEASEHOLD**

**A WELL-PRESENTED TWO BEDROOM TWO  
BATHROOM FIRST FLOOR APARTMENT  
SET IN A GATED DEVELOPMENT**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)





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## DESCRIPTION:

### STAMP DUTY FREE FOR FIRST TIME BUYERS!

We are pleased to offer this modern two double bedroom first floor purpose built apartment set in a gated development opposite North Finchley Leisure Complex. The property is ideally located for shopping & transport facilities and comprises of two double bedrooms with wardrobes, two tiled bathrooms (one en suite), large living room, separate fully fitted kitchen, carpeted throughout, electric storage heaters and residents' parking via security gates. Offered with a long lease and on a chain free basis.

## TENURE:

Leasehold: 136 years  
 Service Charge: Circa £3000.00 per annum  
 Ground Rent: £250.00 per annum

## COUNCIL TAX:

Band E

## AT A GLANCE

- Purpose built development
- Set behind security gates
- Two double bedrooms
- Two Bathrooms (One en suite)
- Spacious living room
- Fitted kitchen
- Parking



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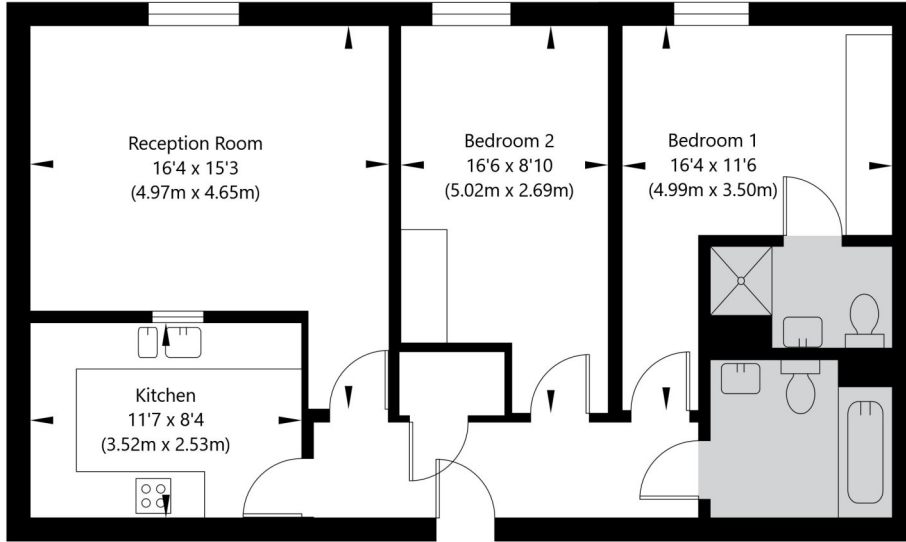






Compton court, 1 Crowder Close, Finchley, N12 0AT

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 71.26 SQ M / 767 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.26 SQ M / 767 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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