



NETHER STREET, LONDON, N3
£425,000 LEASEHOLD

**A MODERN SPACIOUS ONE BEDROOM APARTMENT
SET IN THE HEART OF FINCHLEY CENTRAL**

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DESCRIPTION:

Set in a prime location within a stone's throw of Ballards Lane and Regents Park Road amenities, as well as transport links, including Finchley Central underground and recreational parkland, such as Victoria Park and Stephens House & Gardens, we are pleased to offer this spacious third floor purpose built flat. The property comprises of open plan living/dining/modern fitted kitchen area, one double bedroom, bathroom and private balcony. Further benefits include a lift-in-block and a long lease. An internal viewing is highly recommended!

TENURE:

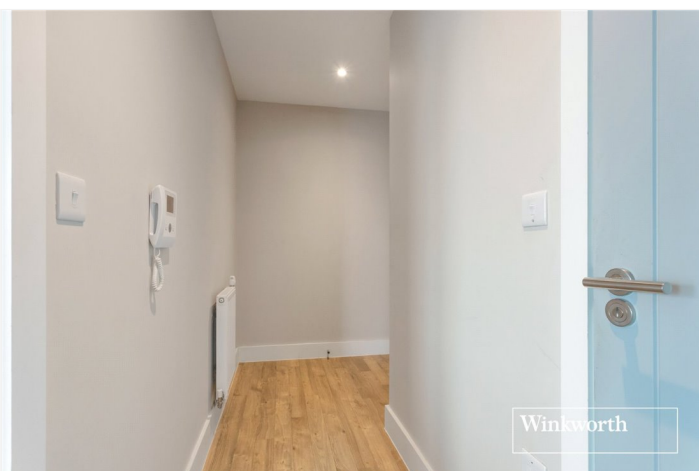
Leasehold: 244 years
 Service Charge: £1800.00 per annum
 Ground Rent: £350.00 per annum

COUNCIL TAX:

Band C

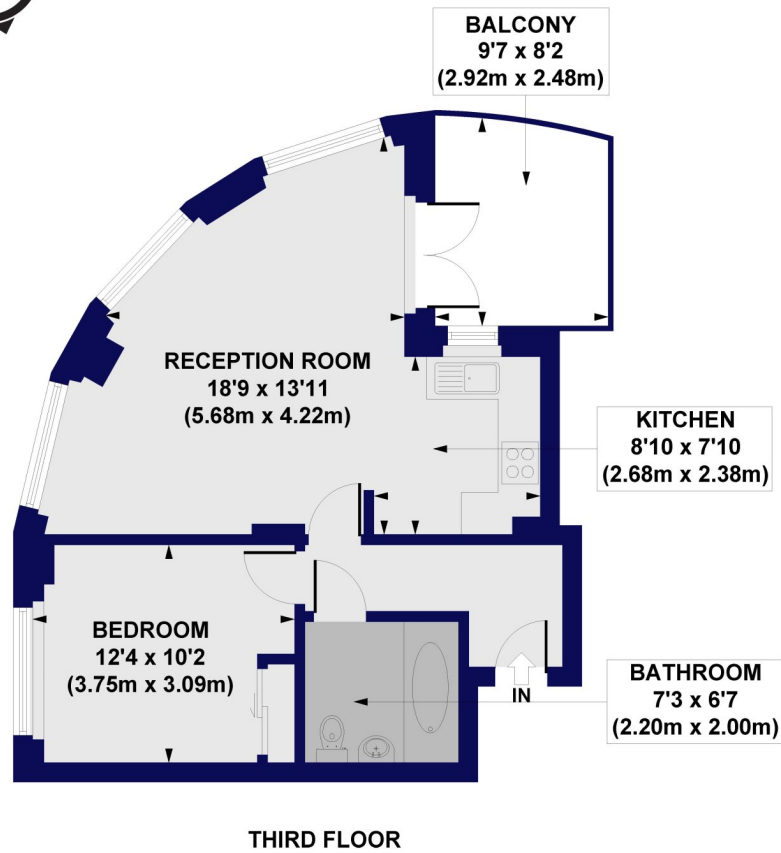
AT A GLANCE

- Modern Purpose built development
- Third floor
- Lift-in-block
- Open plan living
- Modern kitchen & bathroom
- Double bedroom
- Private balcony
- On Road parking permit
- Long Lease





Adastra House, Nether Street, N3
 Approx. Gross Internal Floor Area 545 sq. ft / 50.61 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			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	