



BASING WAY, FINCHLEY, LONDON, N3
£399,950 LEASEHOLD

**A WELL-PRESENTED TWO BEDROOM FLAT IDEALLY
LOCATED FOR LOCAL AMENITIES AND TRANSPORT LINKS**

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DESCRIPTION:

We are pleased to offer this well-presented spacious two bedroom first floor flat, ideally located for local amenities and transport links, such as Finchley Central underground. The property comprises of a large reception room with access to balcony, fitted kitchen, bathroom and two double bedrooms. This would be an ideal purchase for a first time buyer (stamp duty free) or buy to let investment. An internal viewing would be highly recommended!

TENURE:

Leasehold: 88 years 4 months

Service Charge: Approx. £1400.00 per annum

COUNCIL TAX:

Band C

AT A GLANCE

- Purpose built block
- First floor
- Two bedrooms
- Spacious reception room
- Fitted kitchen & bathroom
- Balcony
- Stamp Duty Free for FTB





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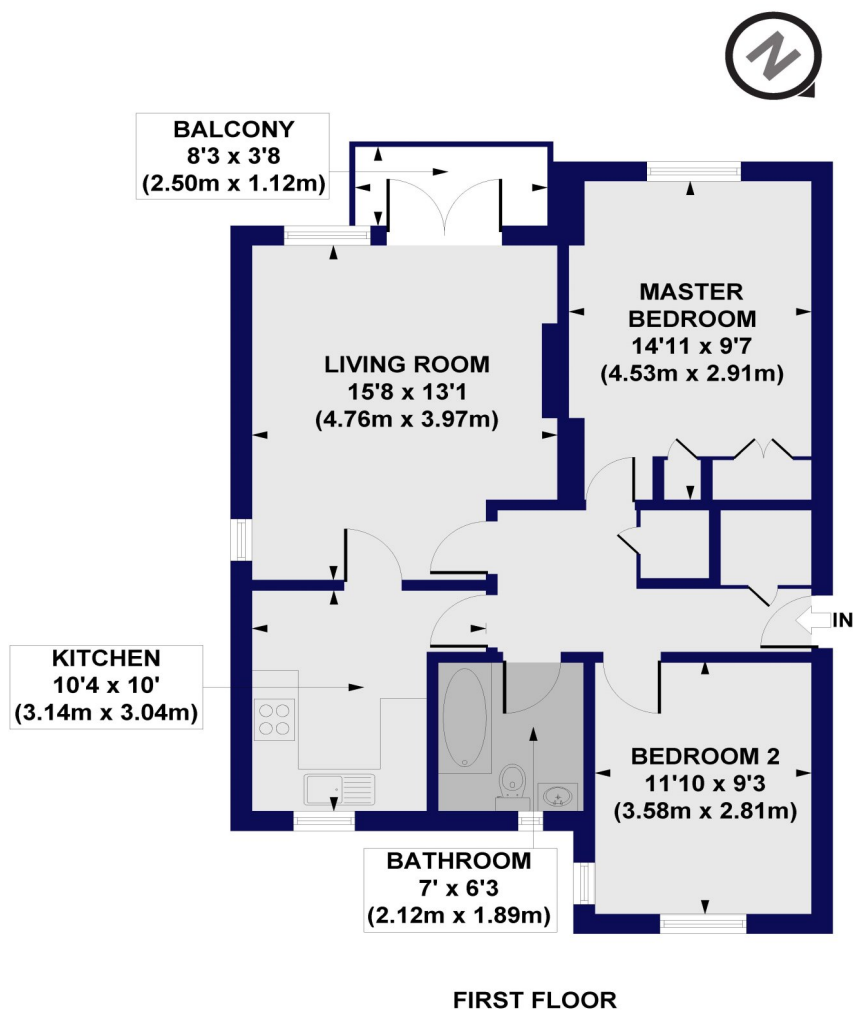
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Basing Way, N3

Approx. Gross Internal Floor Area 705 sq. ft / 65.53 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(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	