



CHURCH CRESCENT, LONDON, N3
£650,000 SHARE OF FREEHOLD

A SPACIOUS AND WELL PRESENTED FIRST AND SECOND FLOOR FLAT SET IN A PRIME LOCATION

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

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DESCRIPTION:

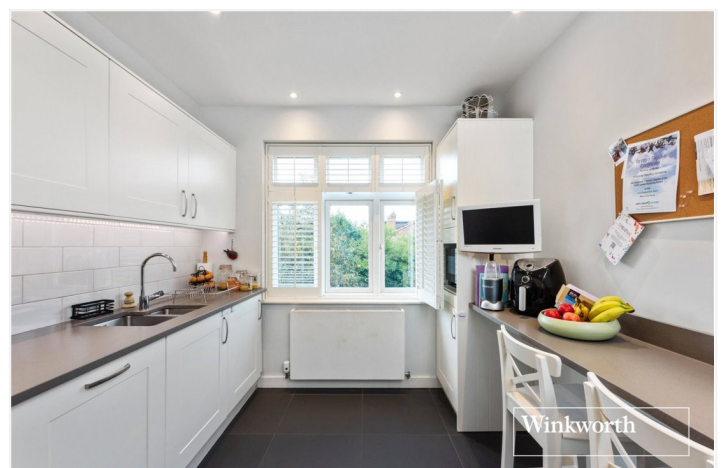
Set in a prestigious road in Church End Finchley, within easy access to Regents Park Road, Finchley Central underground and outstanding Ofsted Rated Primary schools, such as St Mary's & Akiva, we are pleased to offer this beautifully presented spacious first and second floor flat.

The property comprises of a spacious reception room leading to an additional room which would make an ideal study or play room, double bedroom and modern fitted kitchen and bathroom to the first floor.

The second floor consists of a wonderful primary bedroom and modern en-suite. A great benefit of this wonderful property is the amount of storage throughout along with a private section of garden and parking. Offered with a share of the freehold and on a chain free basis and internal viewing is highly recommended.

AT A GLANCE

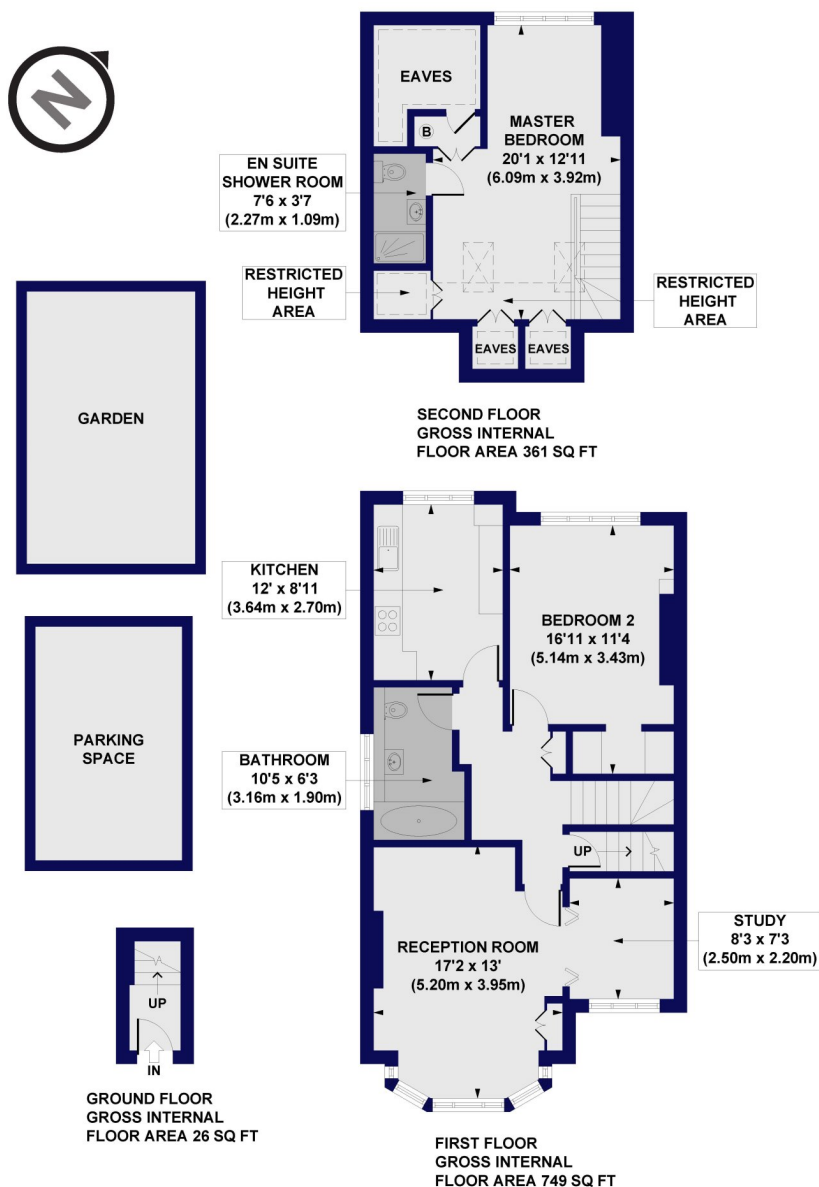
- Set in an ideal location
- First & Second Floor
- Two double bedrooms
- En suite to primary bedroom
- Modern kitchen & bathroom
- Spacious reception room
- Study room
- Parking & private section of garden
- Share of freehold





Ebor Church Crescent, N3

Approx. Gross Internal Floor Area 1136 sq. ft / 105.57 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1019 sq. ft / 94.66 sq. m (Excluding Restricted Height Area & Eaves)



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(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

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