



FINCHLEY ROAD, NW11
£950,000 LEASEHOLD

AN EXTREMELY LARGE 3 BEDROOMS, 2 BATHROOMS GARDEN FLAT.

**3 BEDROOMS/ 2 BATHROOMS/ GARDEN FLAT/
CENTRALLY LOCATED/ OFF STREET PARKING/ LOW
OUTGOINGS/ VERY LONG LEASE/ EPC RATING: D/
COUNCIL TAX BAND: BARNET E**



DESCRIPTION:

We are delighted to offer this very spacious and extremely rare 3 bedroom, 2 bathroom garden flat located right in the centre of Golders Green, only moments from Sainsburys and Golders Green Tube. The flat, which has its own entrance, occupies the entire ground floor area of a large Edwardian semi-detached house, with 2 further flats correspondingly occupying the 1st and 2nd floors. The ground floor flat has the rights to the whole of the spacious 'wrap-around' garden, mainly land to lawn but also with a large patio area and shaded canopy area which can be used all year around.

All of the accommodation is situated on the ground floor only, with a total size of 107 sqm/1159 sq ft. Unlike most modern conversions, in addition to the spacious living room with its direct access to the garden the flat has a separate fully fitted kitchen. All three bedrooms are large enough to fit a double bed, with the primary bedroom having an en-suite shower room. There is also a guest WC and a separate bathroom (with WC) serving bedrooms 2 & 3.

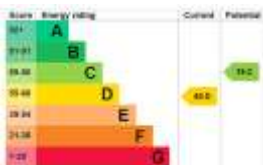
What is very special about the flat is the extremely large garden which is not just to the rear but also is to the entire side of the house. To the front of the building is hard standing with sufficient space for each flat to have 1 parking space plus a little left over for visitors. Overall this is a highly desirable low maintenance apartment that is ideally located.

Viewing is highly recommended.

Lease: 999 from 25/12,1985 (959 year remaining)

Service Charge: £1500 per year (approx.)

Ground Rent: TBC





Finchley Road, London NW11 7RX

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 107.68 SQ M / 1159 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 107.68 SQ M / 1159 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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