



**DALE GROVE, LONDON, N12**  
**£379,500 LEASEHOLD**

**A WELL-PRESENTED FIRST FLOOR FLAT SET IN AN IDEAL  
LOCATION FOR AMENITIES AND TRANSPORT LINKS**

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**DESCRIPTION:**

**STAMP DUTY FREE FOR FIRST TIME BUYERS!**

We are pleased to offer this well-presented two bedroom first floor purpose built flat, ideally located for local schools, transport links, such as Woodside Park underground and local amenities on North Finchley High Road. The property comprises of a spacious reception room, two double bedrooms, kitchen and bathroom. Further benefits include a long lease and allocated parking. An internal viewing is recommended!

**TENURE:**

Leasehold: 125 years  
 Service Charge: £1764.00 per annum

**COUNCIL TAX:**

Band D

**AT A GLANCE**

- PURPOSE BUILT BLOCK
- FIRST FLOOR
- PRIME LOCATION FOR AMENITIES & TRANSPORT
- SPACIOUS RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- KITCHEN & BATHROOM
- LONG LEASE
- ALLOCATED PARKING



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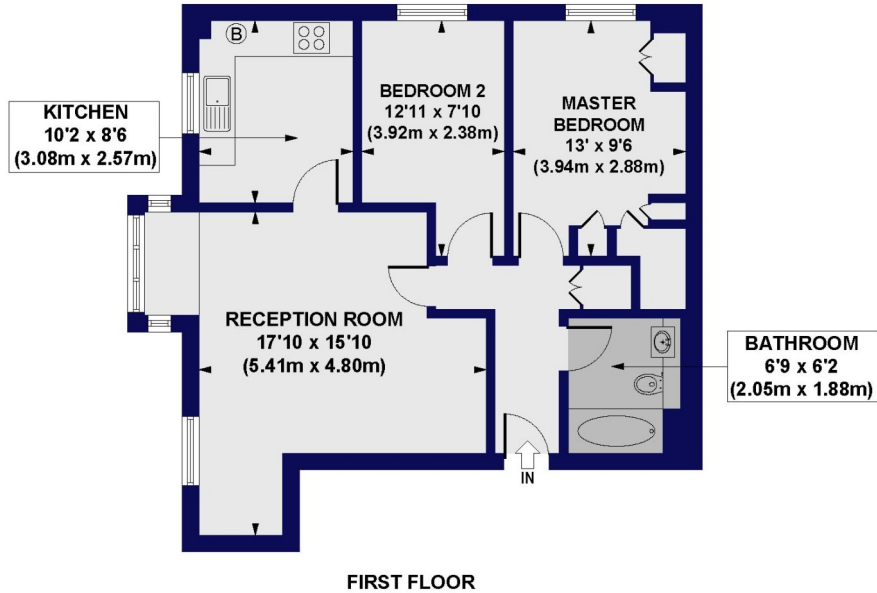


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**Barclay Court, Dale Grove, N12**  
 Approx. Gross Internal Floor Area 671 sq. ft / 62.35 sq. m



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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	