



BASING WAY, FINCHLEY, LONDON, N3
£340,000 LEASEHOLD

**A ONE BEDROOM GROUND FLOOR MAISONETTE
WITH DIRECT ACCESS TO PATIO AREA**

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



DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS

We are pleased to offer this well-presented spacious one bedroom ground floor maisonette, ideally located for local amenities and transport links, Such as Finchley Central underground. The property offers a large reception room, fitted kitchen, family bathroom and double bedroom. Further benefits include direct access to a patio area and ample storage throughout. This would be an ideal purchase for a first time buyer or Buy-to-Let investor.

TENURE:

Leasehold:	84 years
Service Charge:	£600.00 per annum
Ground Rent:	£10.00 per annum

COUNCIL TAX:

Band B

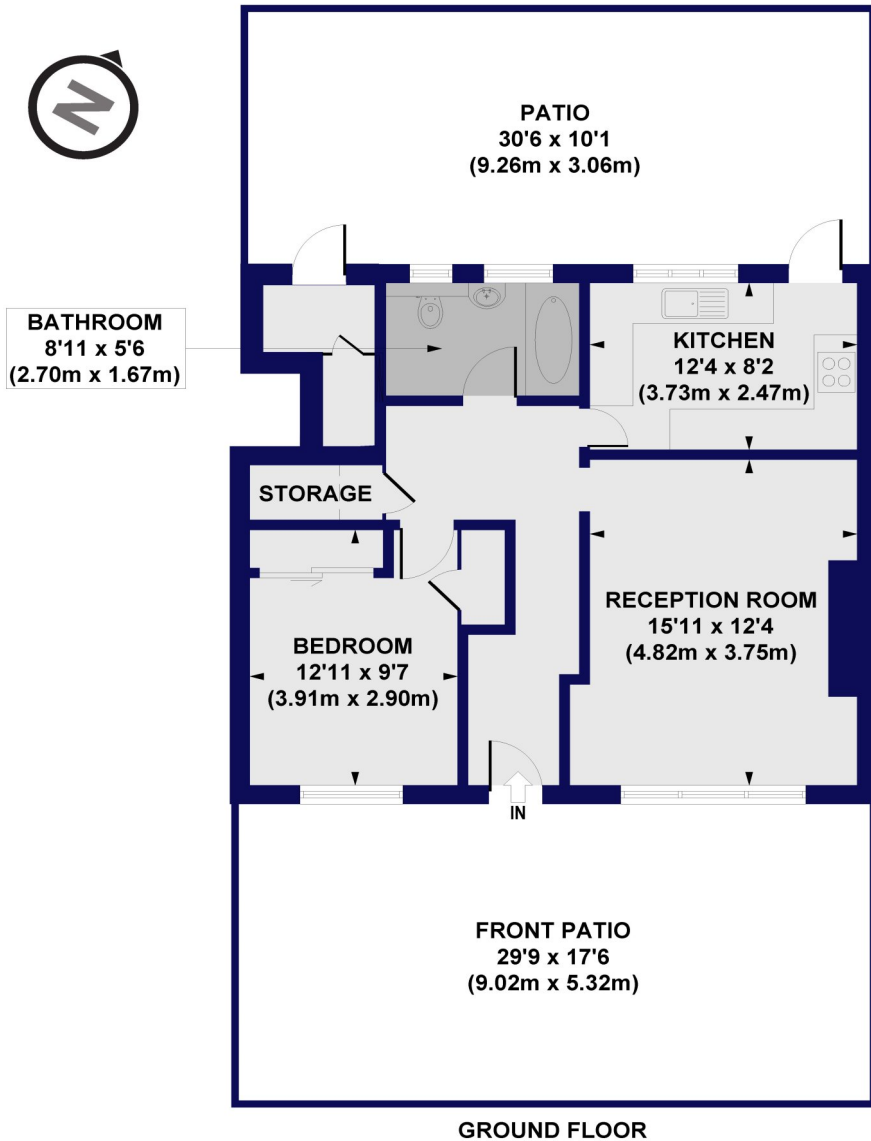
AT A GLANCE

- Ground floor maisonette
- Large reception room
- Fitted kitchen & bathroom
- Double bedroom
- Front & rear patio areas
- Communal gardens
- Ample storage





Basing Way, N3
 Approx. Gross Internal Floor Area 649 sq. ft / 60.31 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		
(69-80)	C	71	76
(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	