

HIGH ROAD, LONDON, N12  
**£310,000 LEASEHOLD**

## A PURPOSE BUILT TWO BEDROOM FLAT SET IN AN IDEAL LOCATION FOR AMENITIES AND TRANSPORT LINKS

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Set in a purpose built block we are pleased to offer a two bedroom top floor flat. The property is ideally located for local amenities such as North Finchley Leisure Complex and transport links. The property comprises of two double bedrooms with a walking wardrobe to the primary bedroom, kitchen with access to a private balcony, reception area and family bathroom.

Offered on a chain free basis.

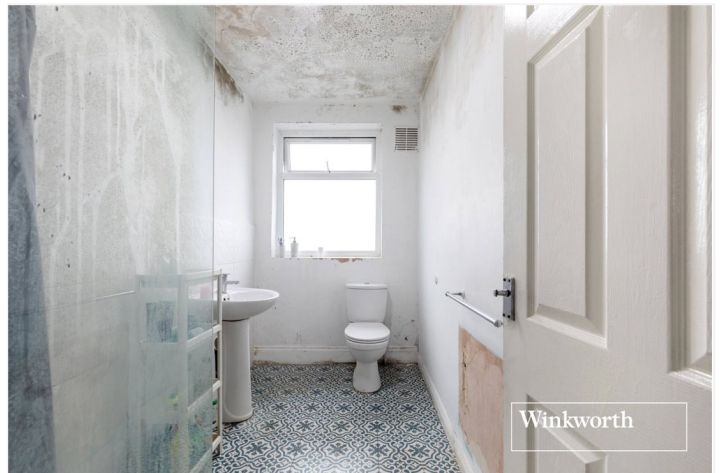
An internal viewing is highly recommended.

## AT A GLANCE

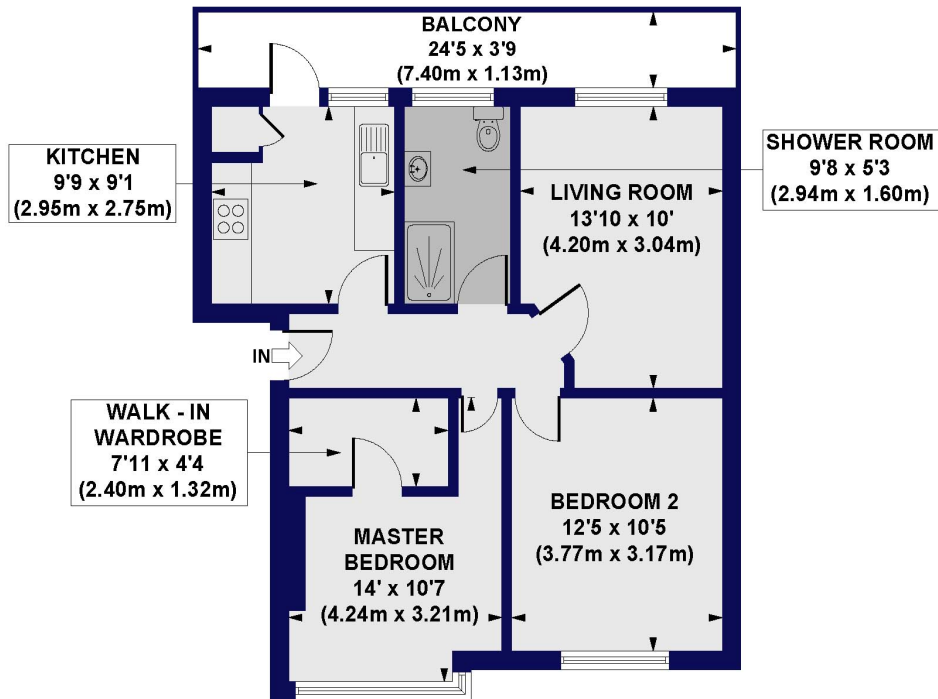
- Purpose Built Block
- Top Floor
- Ideal location for amenities & transport links
- Two bedrooms
- Walk in wardrobe to primary bedroom
- Balcony
- Chain free







**North Gates, High Road, N12**  
**Approx. Gross Internal Floor Area 620 sq. ft / 57.57 sq. m**



**THIRD FLOOR**

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**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92-100) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** Approx 99 Years left

**Service Charge:** approx £2k

**Ground Rent:** £ 50 per annum

**Council Tax Band:** C

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.

**Winkworth**

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

**for every step...**

**winkworth.co.uk**

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.