



**MOSS HALL GROVE, NORTH FINCHLEY, LONDON, N12**  
**£400,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM 2ND FLOOR APARTMENT SET IN AN IDEAL N12 LOCATION**

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**DESCRIPTION:**

Set in an ideal location within minutes walk of West Finchley underground and North Finchley amenities, we are pleased to offer this spacious two double bedroom second floor apartment. The property offers in excess of 850 sq.ft of living space and comprises spacious reception room with access to private balcony, two double bedrooms, kitchen and bathroom. Further benefits include communal gardens and a long lease. An internal viewing is highly recommended!

**TENURE:**

Leasehold : 940 years  
 Service Charge : £1320.00 per annum

**COUNCIL TAX:** Band D

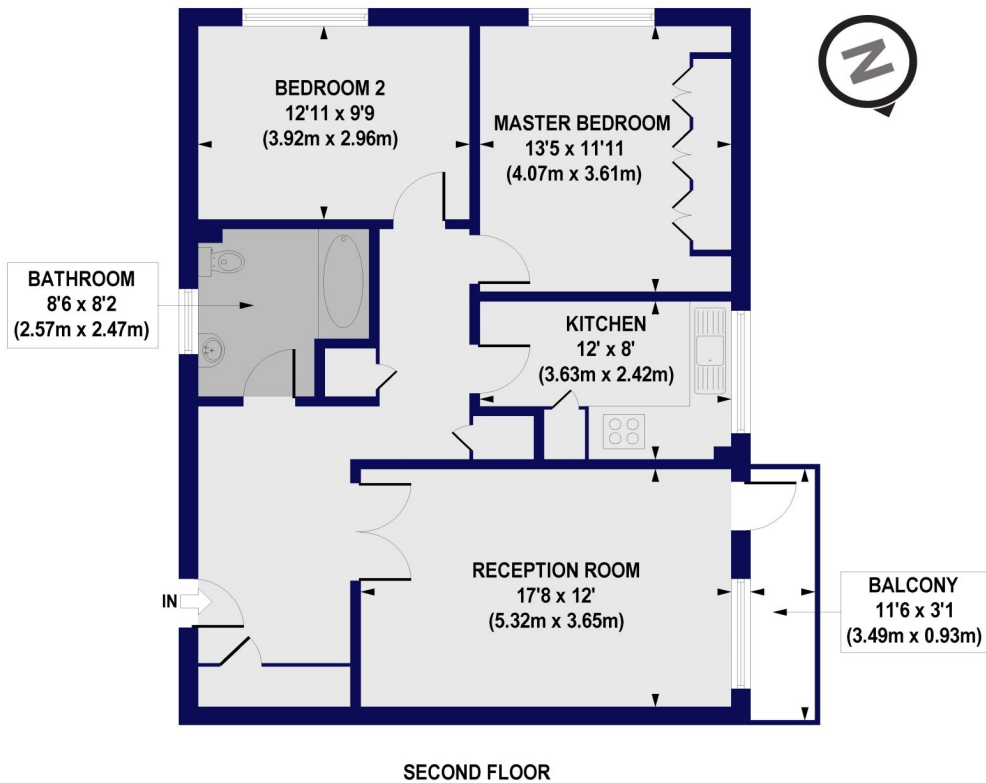
**AT A GLANCE**

- Purpose built block
- Over 850 sq.ft living accommodation
- Spacious reception room
- Two double bedrooms
- Private balcony
- Long lease
- Offered chain free





**Green Lawns, Moss Hall Grove, N12**  
 Approx. Gross Internal Floor Area 865 sq. ft / 80.39 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-)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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	