



LICHFIELD GROVE, LONDON, N3
£500,000 LEASEHOLD

A WELL PRESENTED FIRST FLOOR FLAT SET IN A PRIME LOCATION IN THE N3 AREA

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

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DESCRIPTION:

We are delighted to offer this first floor period style flat, set on a popular turning, moments from Regents Park Road, Ballards Lane amenities, Finchley Central underground station, good local schools and recreational parkland.

The property comprises of a spacious reception room with, two bedrooms, fitted kitchen and modern bathroom. Further benefits include period features throughout, shared garden and long lease.

Offered on a chain free basis an internal viewing is highly recommended.

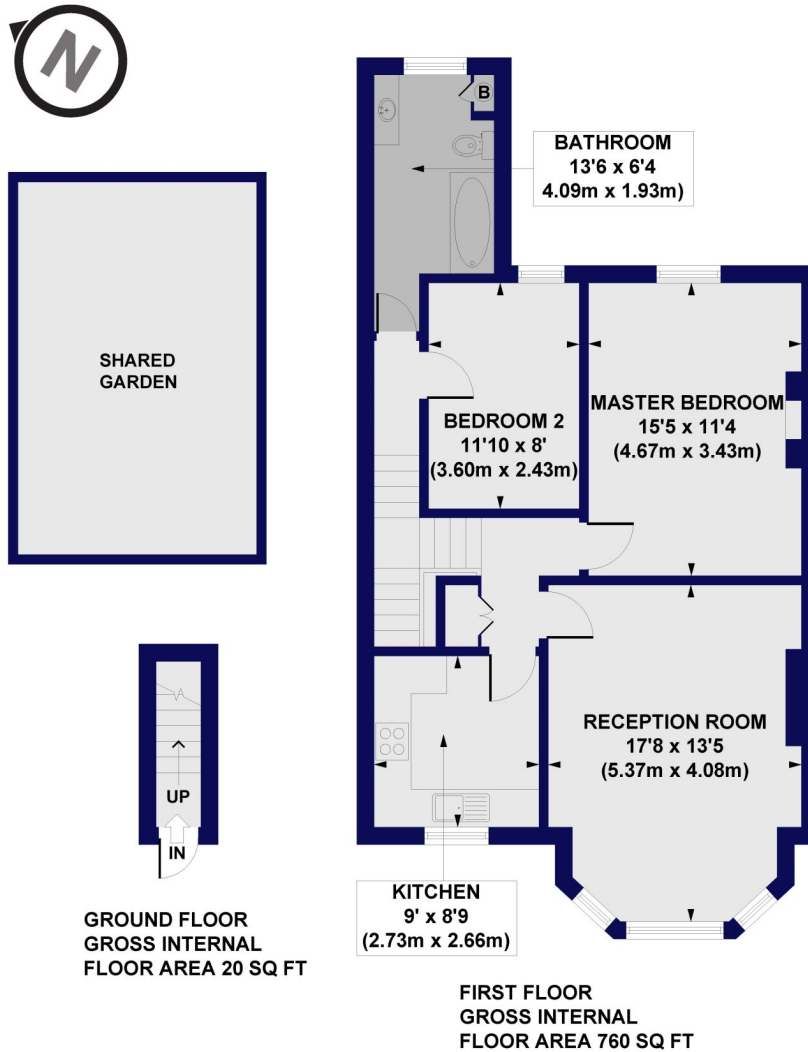
AT A GLANCE

- Set in a prime turning
- Period style flat
- First floor
- Spacious reception room
- Two bedrooms
- Period features throughout
- Long lease
- Shared garden
- Chain free





Lichfield Grove, N3
Approx. Gross Internal Floor Area 780 sq. ft / 72.55 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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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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