

**CARDREW CLOSE, NORTH FINCHLEY, LONDON, N12**  
**£350,000 LEASEHOLD**

**A TWO BEDROOM FIRST FLOOR MAISONETTE**  
**SET IN A QUIET RESIDENTIAL TURNING**

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## DESCRIPTION:

### STAMP DUTY FREE FOR FIRST TIME BUYERS!

Set in a quiet residential turning within easy access to North Finchley High Road amenities, transport links, Friary Park and Good Ofsted Rated schools, we are pleased to offer this first floor maisonette. The property would benefit from some updating with potential to be a wonderful first purchase and comprises of spacious reception room, kitchen, bathroom and two bedrooms. Further benefits include a long lease, access to private section of garden and being offered on a chain free basis. An internal viewing is highly recommended!

**TENURE:** Leasehold: 950 years  
Ground Rent: £90.00 per annum

**COUNCIL TAX:** Band C

## AT A GLANCE

- First Floor Maisonette
- Two bedrooms
- Reception room
- Kitchen & Bathroom
- Private section of garden
- Long Lease
- Offered Chain Free



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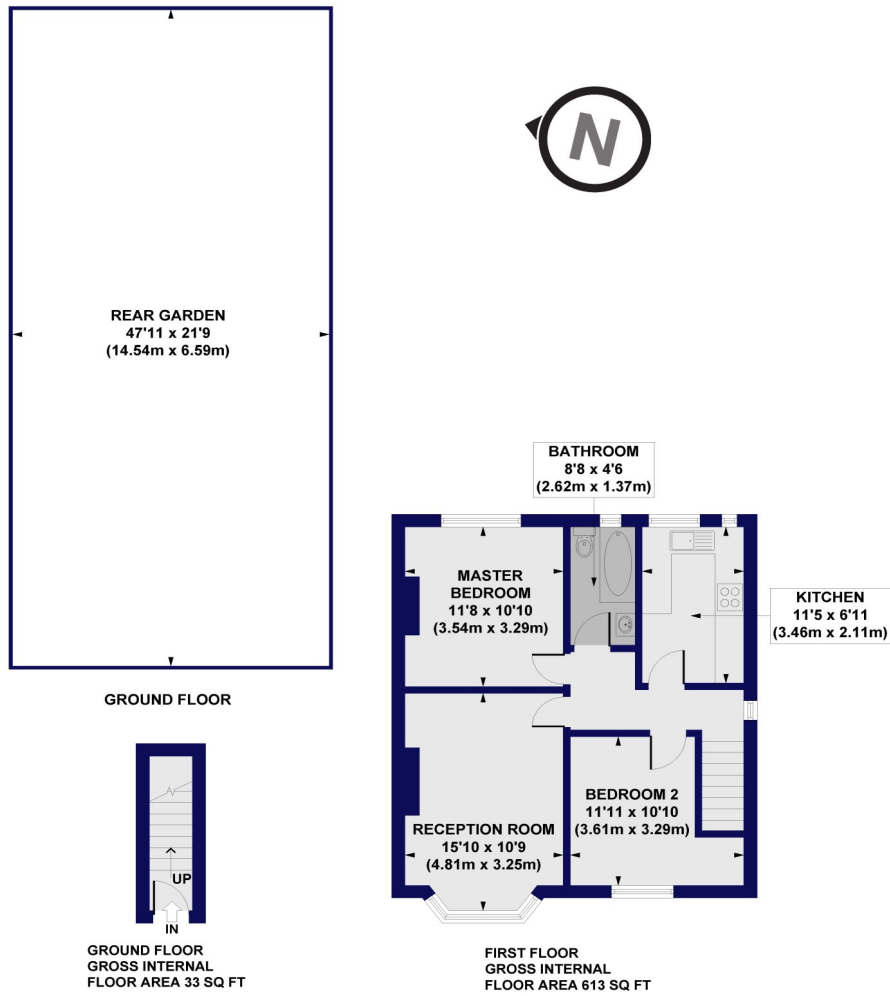
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# Cardrew Close, N12

Approx. Gross Internal Floor Area 646 sq. ft / 60.04 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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		70	77
EU Directive 2002/91/EC			