



Gainsborough Road, London, N12 8AA

£475,000

- **TWO BEDROOM RAISED GROUND FLOOR APARTMENT**
- **PRIVATE GARDEN**
- **5 MINUTES TO WOODSIDE PARK TUBE STATION**
- **EPC C RATING 69**
- **PERIOD FEATURES**
- **EXCELLENT DECORATIVE ORDER THROUGHOUT**
- **CLOSE TO SHOPS / RESTAURANTS / AMENITIES**
- **SHARE OF FREEHOLD**

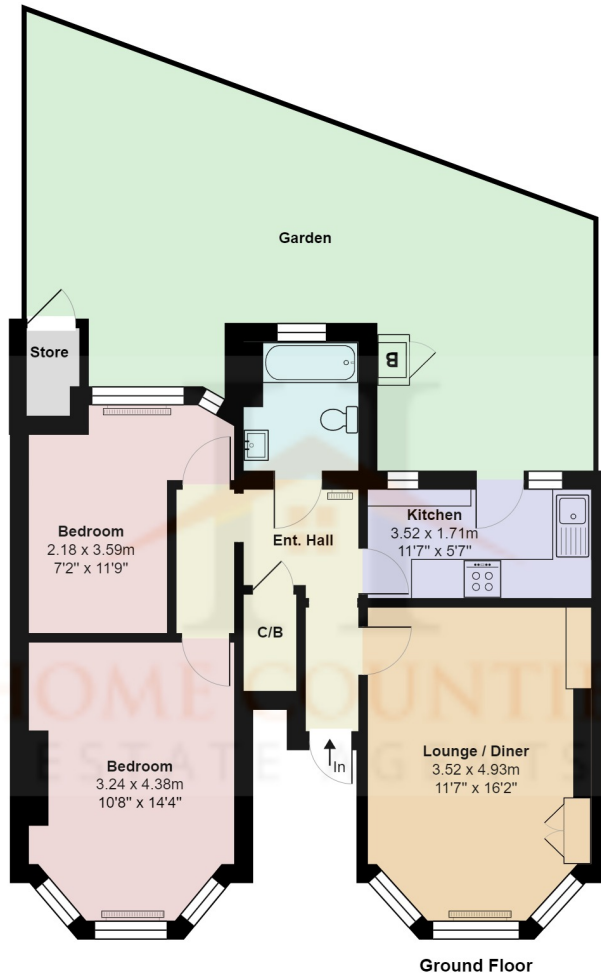
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£475,000 Share of Freehold

This stunning two bedroom garden flat in excellent decorative order throughout retaining some of its period features, is ideally located close to Woodside Park Tube Station and North Finchley High Street. The property consists of lounge to front with Bay window, two double bedrooms, fully tiled bathroom and modern fitted kitchen with access to the private rear garden.

Gainsborough Road is well positioned for Woodside Park Station (Northern Line) located only 0.2 miles away. This charming home is moments from a variety of shops, restaurants and the open spaces of Riverside Park.

SHARE OF FREEHOLD WITH 999 YEARS LEASE FROM 1999



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Total Area: 60.4 m² ... 650 ft² (excluding garden)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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	

