

Flat 2 Marrion Court, 141 Ashurst Road, London, N12

£400,000

A well maintained and nicely presented two bedroom ground floor flat in a small purpose-built block of four properties opposite Friary Park, 0.6 miles to the shops and amenities of North Finchley High Road, and 1.0 miles from Woodside Park (Northern Line) tube station. This property benefits from use of a communal garden and would make an excellent first time buy or rental investment. Available chain free.



- Two Double Bedrooms
- Kitchen
- Separate W.C.
- High Road and amenities nearby
- Ground Rent £50.00 p.a.
- Gardening £40 p.m.
- Reception Room
- Bathroom
- Communal Garden
- 105 Year Lease
- Building Insurance £400 p.a.





**MARRION COURT, ASHURST ROAD
LONDON N12**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 668.43 SQ. FT / 62.10 SQ. M

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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