



Marrion Court, Ashurst Road, London, N12 9AE

- Two Double Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Separate W.C.
- Communal Garden
- High Road and amenities nearby
- 105 Year Lease



PROPERTY DESCRIPTION

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.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



MARRION COURT, ASHURST ROAD LONDON N12



GROUND FLOOR FLAT

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

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 76 |
| (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 | |

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