

FOR SALE

NETHER STREET, FINCHLEY, N3

£499,950

TWO BEDROOM GROUND FLOOR FLAT PLUS LARGE BASEMENT AND OWN REAR GARDEN FOR EXTENSION AND POSSIBLE CONVERSION INTO TWO FLATS (Subject to the necessary consents)

We are offering this two double-bedroom ground floor flat conversion in a Victorian semi-detached house in need of modernisation. The property is situated in a desirable location with sought-after schools, shops and greenspace nearby, and West Finchley underground station is 0.3miles away. The property benefits from a basement and own rear garden and comes with the potential to alter/extend and possibly convert the property into two flats (STPP and purchasing the freehold interest). Council tax band D. Chain Free.



Two Double Bedrooms, Kitchen, Reception Rooms, Basement, Private Rear Garden, Conservatory, Guest W.C.

GROUND FLOOR FLAT:

ENTRANCE HALL:

RECEPTION ROOM: 13' (3.96m) x 11'6" (3.51m) widens to 14' (4.27m), into side bay window.

DOUBLE BEDROOM ONE: 14'6" (4.42m) x 12'9" (3.89m) widens to 15'9" (4.80m), into double glazed front bay window, cornice, side window, radiator.

DOUBLE BEDROOM TWO: 15" (4.57m) x 13" (3.96m), cornice, side bay window, double doors to:

CONSERVATORY: 7'6 (2.29m) x 6' (1.83m), door to rear garden.

FITTED KITCHEN: 11'6" (3.51m) 7'6" (2.29m), range of fitted wall and base units with worktops, tiled splash backs, stainless steel drainer sink, built in oven, hob and extractor, space for fridge and freezer, lino floor, side window, door to rear garden, door to:

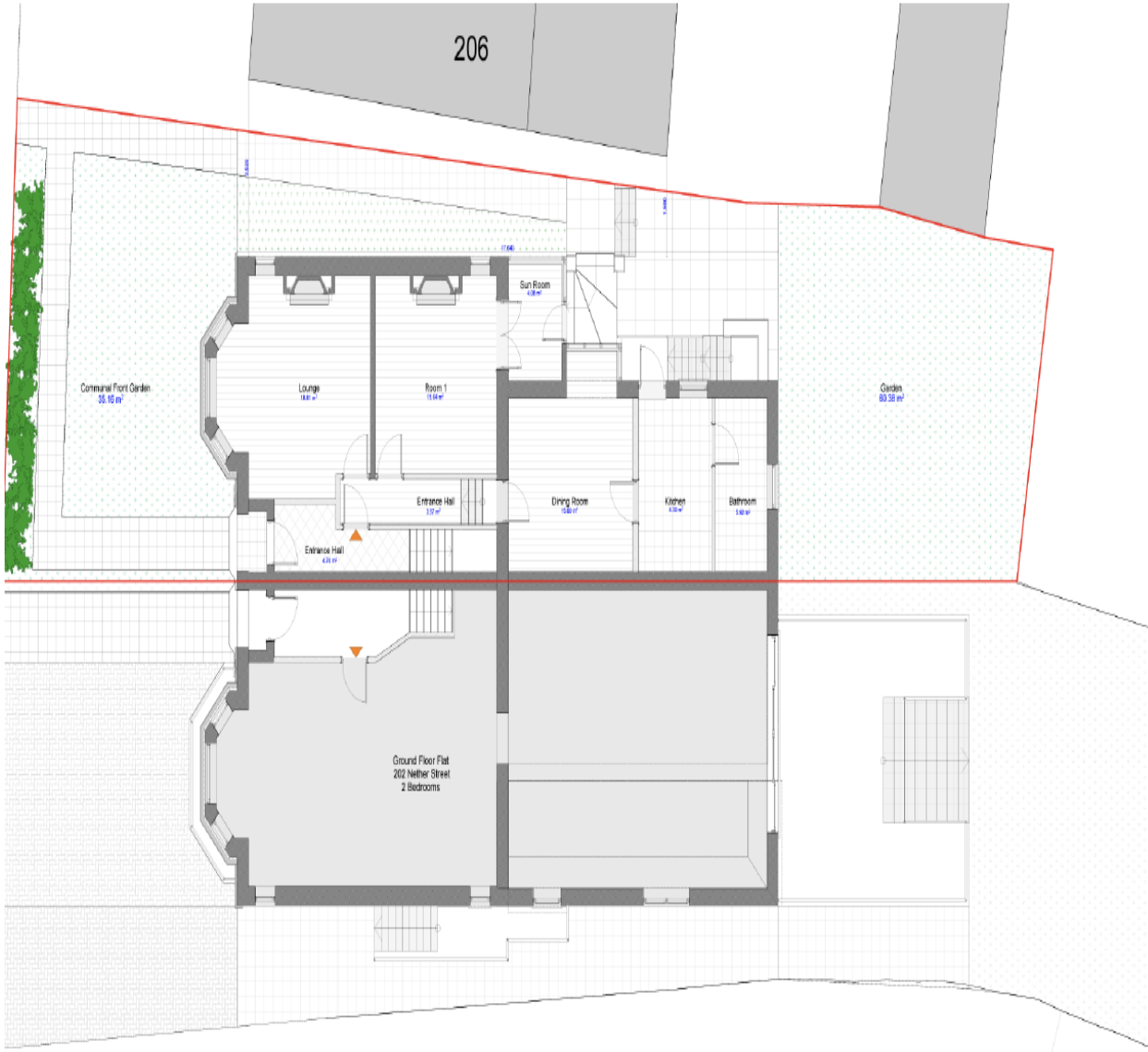
BATHROOM: rear window, panelled bath with shower attachment, pedestal basin, extractor, plumbed for washing machine, door to:

SEPARATE WC: wc.

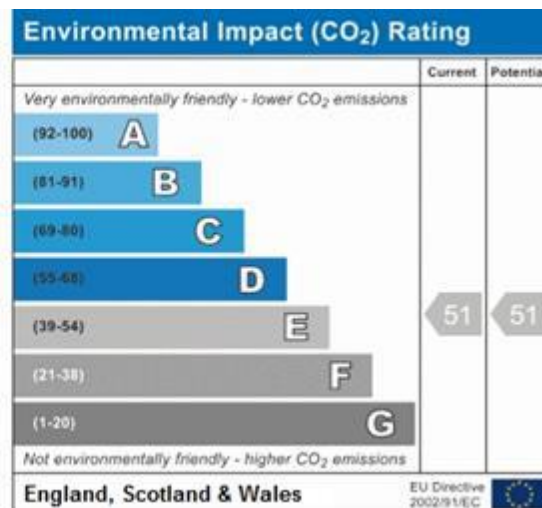
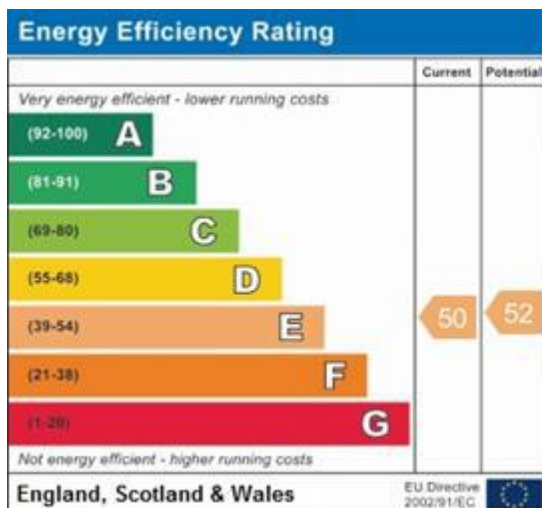
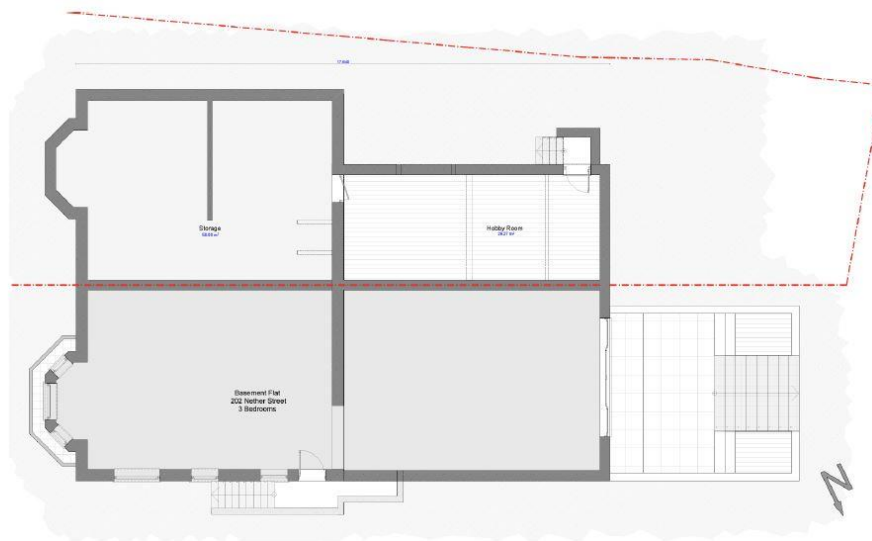
BASEMENT: approximately 11'5" (3.48m) x 26'6" (8.08m), electric light and power.

REAR GARDEN: approximately 40' (12.19m) deep x 23' (7.01m) wide, side gate, door to basement.

Existing Ground Floor Plan



Existing Basement Plan



Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.