



**Grange Avenue
London
N12 8DN**

Offers in Excess of £375,000

bettermove

Grange Avenue London

Bettermove are pleased to welcome to the market this spacious two bedroom ground floor maisonette in North Finchley - welcoming cash buyers only.

The property is leasehold with only 50 years remaining on the lease; there is no service charge payable and the ground rent is £20 per year. The council tax band is D.

The interior of this beautifully-presented property comprises a spacious bay-fronted living room, modern open plan kitchen/dining room, two bedrooms and a four piece bathroom with wet room-style shower cubicle. The exterior boasts an enclosed rear yard, perfect for enjoying the summer months.

Situated in the sought after area of North Finchley, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from Woodside Park and West Finchley tube stations, the A406, the A1 and M1, Oakleigh Park and New Southgate railway stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

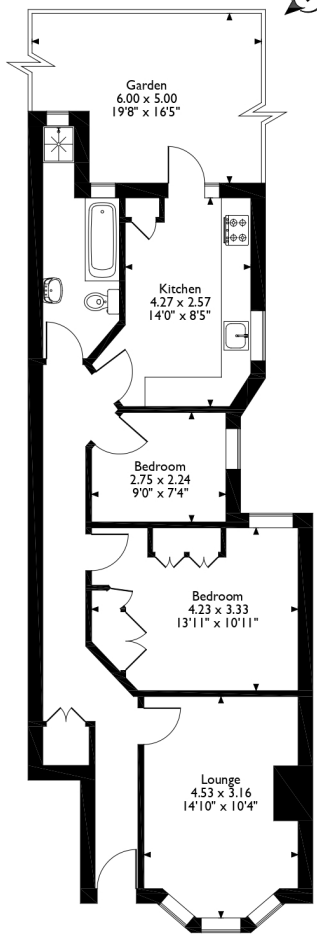
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Grange Avenue, London
 Approximate Gross Internal Area
 65 Sq M/700 Sq Ft



Please note that the location of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	78
(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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