



Gordon Road, Finchley, N3 1EJ

- Two bedrooms
- 1st Floor
- Leasehold - 125 years lease
- Garden
- 0.5 miles from Finchley Central station
- Close to local shops and amenities
- £250p.a Ground rent



PROPERTY DESCRIPTION

A MUST SEE Jeremy Leaf & Co are pleased to offer this bright and spacious two bedroom, first floor flat in a house conversion along a quiet road. Located just 0.6 miles from the local shops, amenities and transport links of Finchley Central this property benefits from a good sized lounge with wooden flooring, bathroom with separate WC, access to shared garden and a long lease.

Viewing recommended!

Council Tax band - D

Lease - 125 years

Ground rent £250p.a.



ROOM DESCRIPTIONS

1st floor

Reception

17'1" x 14'1" (5.20m x 4.29m)

Bedroom 1

12'0" x 10'11" (3.66m x 3.34m)

Bedroom 2

8'9" x 10'11" (2.67m x 2.50m)

Kitchen

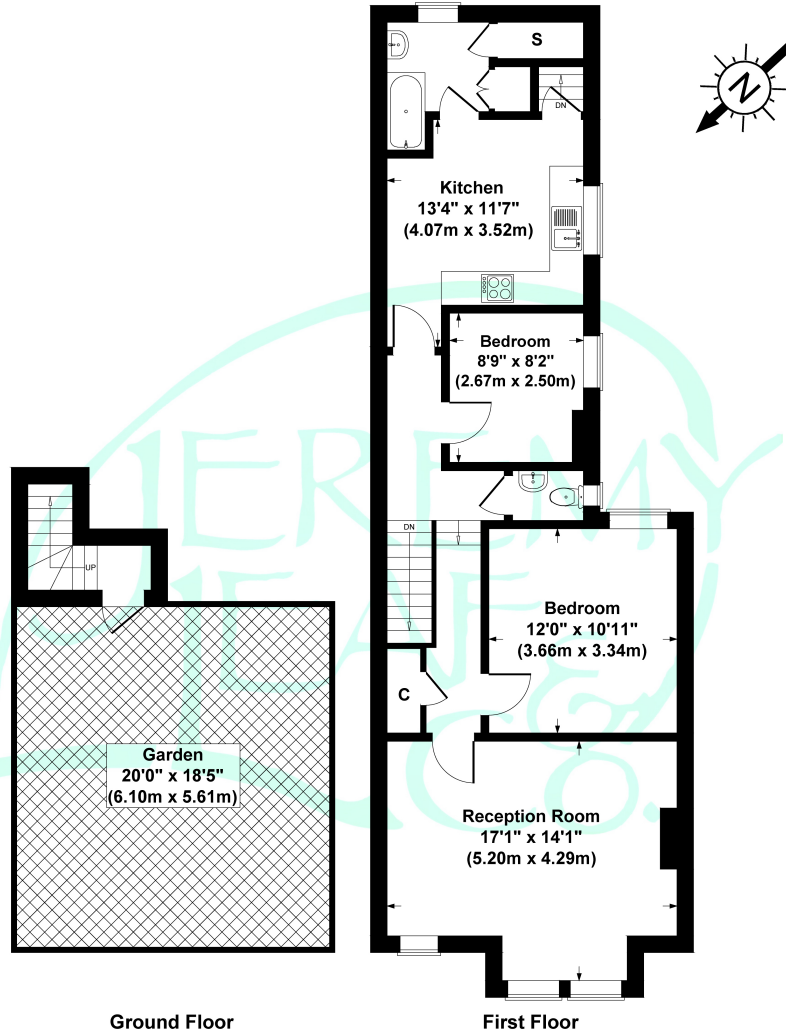
13'4" x 11'7" (4.07m x 3.52m)

Garden

20'0" x 18'5" (6.10m x 5.61m)



FLOORPLAN & EPC



Ground Floor

First Floor

Gordon Road, London, N3

Gross Internal Area 775 sq ft / 72 sq metres (Excluding Ground Floor)

Not to Scale. Produced by The Plan Portal 2022

For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(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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