



Cardrew Court, Friern Park, London, N12 9LB

- Two Double Bedrooms
- Reception
- Kitchen
- Bathroom
- Communal Gardens
- £1,250 p/a Service Charge
- Share of Freehold
- Chain Free



PROPERTY DESCRIPTION

This spacious, well-presented two bedroom ground floor property is located in a purpose-built private block close to North Finchley's High Street and amenities. The property further benefits from well-maintained communal gardens and Share of Freehold with 984 years remaining on the lease. Situated 0.9 miles from Woodside Park (Northern Line) tube station, this is a great rental investment or first-time buy, and viewing is highly recommended.



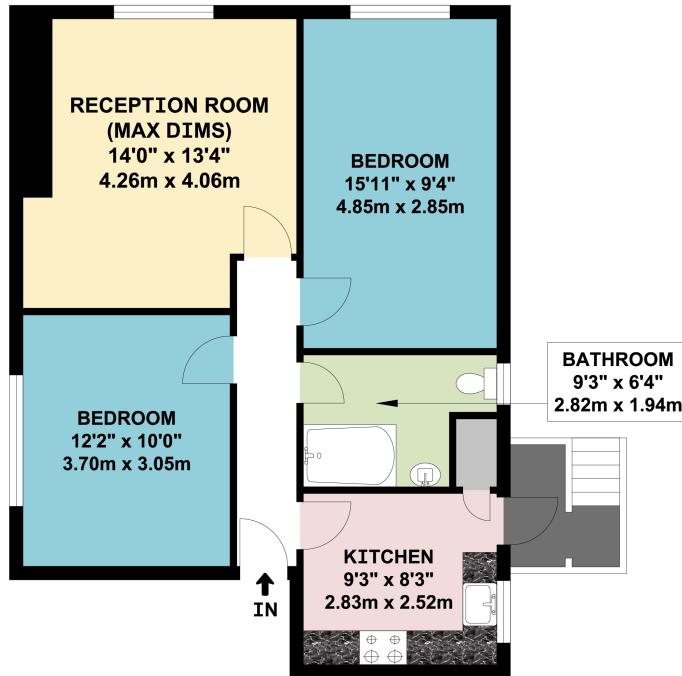
ROOM DESCRIPTIONS



FLOORPLAN & EPC



CARDREW COURT, FRIERN PARK
LONDON N12



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 650.03 SQ. FT / 60.39 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		77
(55-68)	D	58	
(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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