



**CRESCENT ROAD, FINCHLEY, LONDON, N3**  
**£525,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED AND SPACIOUS  
TWO BEDROOM GROUND FLOOR MAISONETTE**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



## DESCRIPTION:

We are pleased to offer this beautifully presented two bedroom ground floor maisonette, situated within walking distance to Finchley Central Tube Station, bus links, shopping amenities, St Mary's C of E primary school and recreational parkland, such as Dollis Valley Greenwalk and Stephens House & Gardens. The property comprises of two double bedrooms, bathroom, additional shower room, good-size reception with French doors leading to a private rear garden and modern fitted kitchen. This would be an ideal purchase for a First Time Buyer or a Buy-To-Let Investor. An internal viewing is highly recommended!

## TENURE:

Share of Freehold  
 Service Charge: £925.00 per annum  
 (Incl. Ground Rent)

## COUNCIL TAX:

Band C

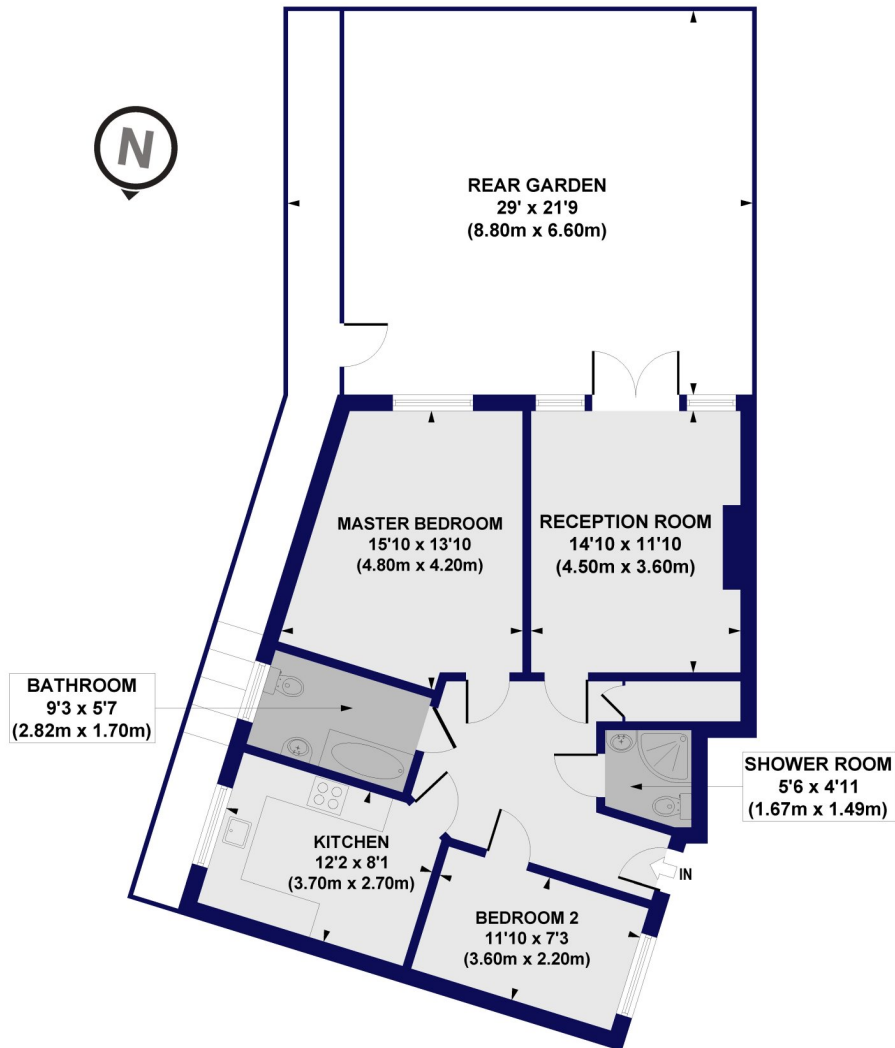
## AT A GLANCE

- Prime location
- Near shops & transport links
- Ground floor
- Two double bedrooms
- Bathroom & Shower room
- Private rear garden
- Share of freehold





**Dollis Court, Crescent Road, N3**  
**Approx. Gross Internal Floor Area 788 sq. ft / 73.22 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	