



**NETHER STREET, LONDON, N3
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A WELL-PRESENTED GROUND FLOOR
MAISONETTE IN AN IDEAL N3 LOCATION**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS!

We are pleased to offer this two bedroom ground floor maisonette situated within walking distance to Finchley Central Tube Station, bus links, shopping amenities and Dollis Valley Greenwalk. The property comprises of two bedrooms, bathroom, good-size reception, separate kitchen, communal gardens and parking. This would be an ideal purchase for a First Time Buyer with it falling in the stamp duty free category, or a Buy-To-Let Investor. An internal viewing is highly recommended!

TENURE:

Leasehold: 931 years
 Service Charge: £522.00 per annum
 Ground Rent: £10.00 per annum

COUNCIL TAX:

Band C

AT A GLANCE

- Purpose built maisonette
- Ground floor
- Spacious reception room
- Kitchen & bathroom
- Parking & Communal Gardens
- Offered chain free

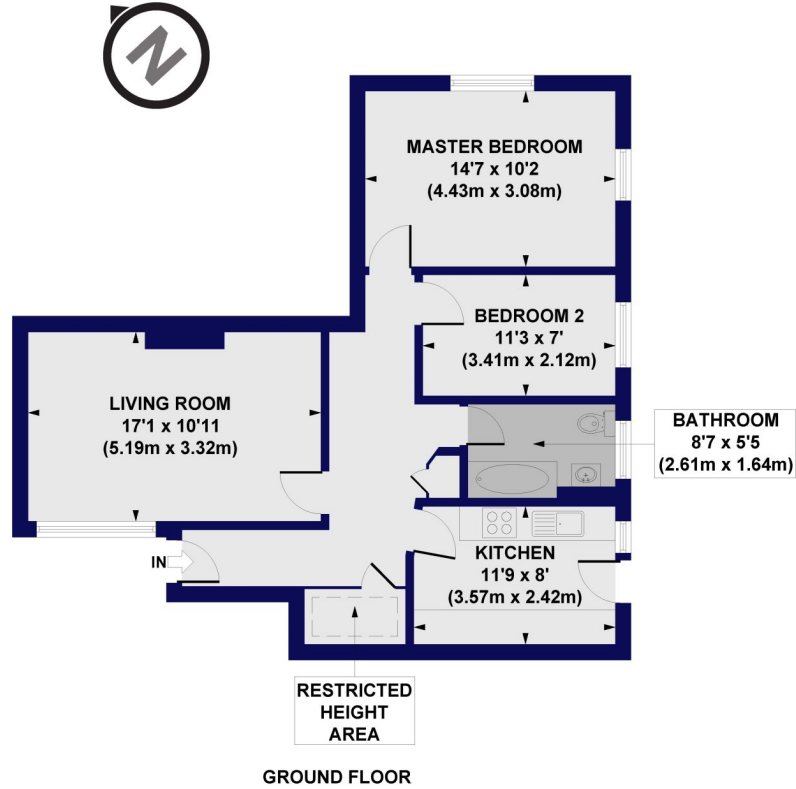




St. Ronans Nether Street, N3

Approx. Gross Internal Floor Area 729 sq. ft / 67.68 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 707 sq. ft / 65.70 sq. m (Excluding Restricted Height Area)



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78
England, Scotland & Wales		EU Directive 2002/91/EC	