



**ST. MICHAEL'S CLOSE, FINCHLEY, LONDON, N3
£390,000 LEASEHOLD**

**A WONDERFUL GROUND FLOOR
MAISONETTE WITH PRIVATE REAR GARDEN**

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DESCRIPTION:

We are pleased to offer this well-presented ground floor maisonette situated in a residential cul-de-sac just off Hendon Lane, within minutes' walk of local amenities and transport links. The property comprises of a spacious reception/dining/kitchen area, one double bedroom, bathroom and storage (internally and externally). Further benefits include a South West facing private rear garden allowing a lot of natural light into the property as it has a triple aspect from the rear, a utility area which has potential to be expanded (stpp), residents' parking and a long lease. This lovely property would be an ideal purchase for a First-Time buyer who would benefit from not having to pay stamp duty, or a Buy-to-Let Investor. An internal viewing is highly recommended.

TENURE:

Leasehold: 173 year 11 months
 Service Charge: £708.00 per annum
 Ground Rent: £10.00 per annum

COUNCIL TAX:

Band C

AT A GLANCE

- Prime location for amenities & transport
- Quiet residential turning
- Ground floor
- Spacious living/dining area
- Kitchen & Bathroom
- Private garden
- Two storage cupboards
- Residents' parking
- Long lease





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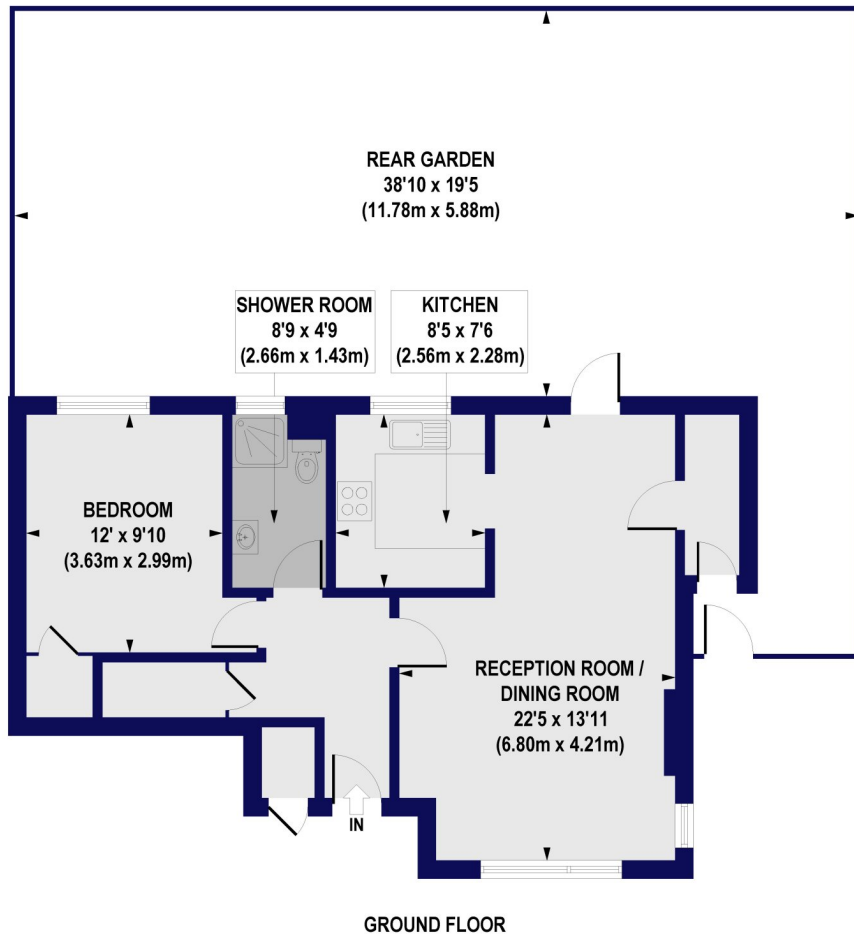


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St. Michael's Close, N3
 Approx. Gross Internal Floor Area 639 sq. ft / 59.37 sq. m



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	