



Etchingam Court
Etchingam Park Road
Finchley, N3

£475,000

Offers In Excess Of

Chain Free 2 double bedroom first floor purpose built flat in this 1930's 'Art Deco' development with well maintained communal gardens, allocated parking space and Share of Freehold.

The apartment benefits from a modern fitted kitchen, large reception room, 2 double bedrooms (master with fitted mirrored wardrobes), bathroom and separate w.c, double glazing and gas central heating.

The property is very conveniently located close to Underground Stations at both West Finchley and Finchley Central, and within easy access of shops and amenities at Finchley Central, and in the High Road. Victoria Park is only moments away, and there are a selection of excellent local schools including Moss Hall Infants, Manorside Primary, and Our Lady of Lourdes School.

Share of freehold.

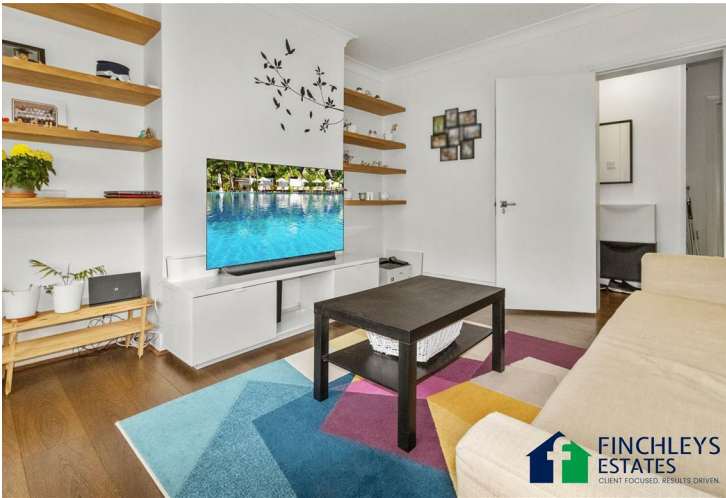
Service charge approx £1800 per annum and no ground rent payable.

Council Tax Band: D

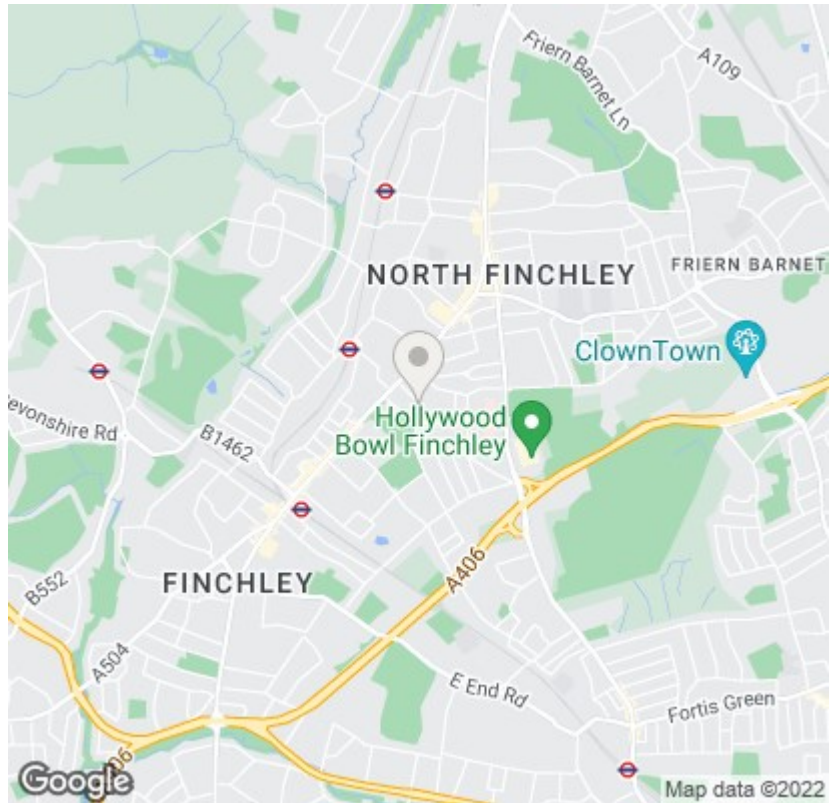
The vendor has also confirmed that the building was recently decorated and a contribution towards these works has been paid, furthermore there are no pending works to the building in the pipeline.

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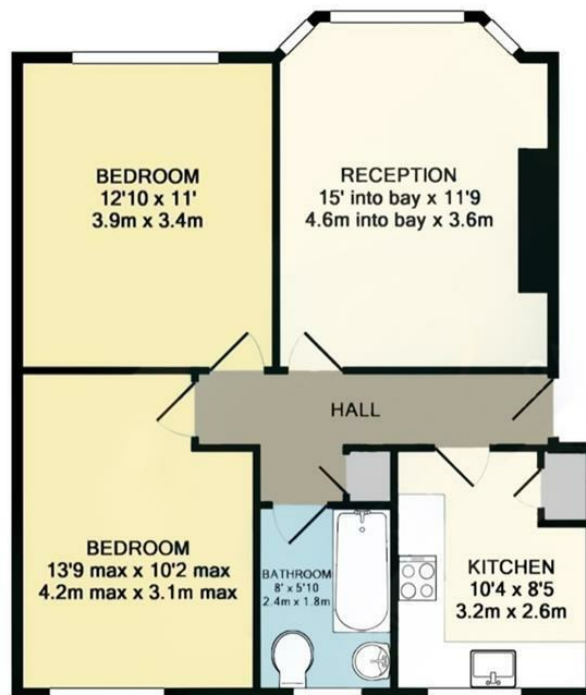


- 2 Double bedrooms
 - Modern kitchen
 - Fully double glazed
- Minutes from Ballards Lane amenities
 - Manorside School catchment
 - Close to Victoria Park
 - Chain Free
 - Built in storage cupboards
 - Share of Freehold
 - Allocated Parking Space



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Total Area: 59.3 sq metres / 638 sq ft approx.



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.



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