



Mountfield Road, London, N3

£575,000

Situated in Mountfield Road, one of Finchley Central's prime residential roads, St Luke's Court is within walking distance to parks, schools and Finchley Central High Street, with Finchley Central Station being just a short 10 minute walk away.

This fantastic 3 bedroom, 2 bathroom property boasts 1,173 sq feet of modern living space over two floors as well as access to communal gardens and a private garage.

The property is being offered in well maintained modern condition with a provision for a new 99 year lease upon completion to the new buyer,

Service Charge - £2500 Per Annum

Ground Rent – Nil

3  2  1  C 



**FINCHLEYS
ESTATES**

CLIENT FOCUSED. RESULTS DRIVEN.



- Duplex Apartment
- Three Bedrooms & 2 Bathrooms
 - Lounge
 - Fitted Kitchen
- Price to Encourage a Quick Sale
- Communal Gardens
- Set Over 2 Floors

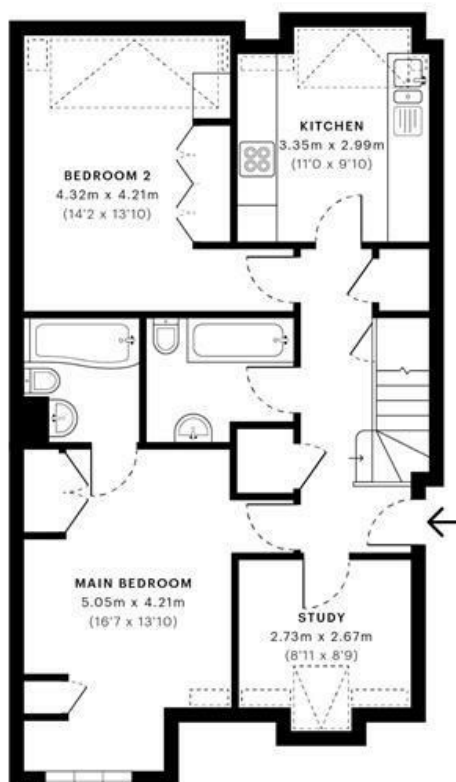


St. Luke's Court, N3

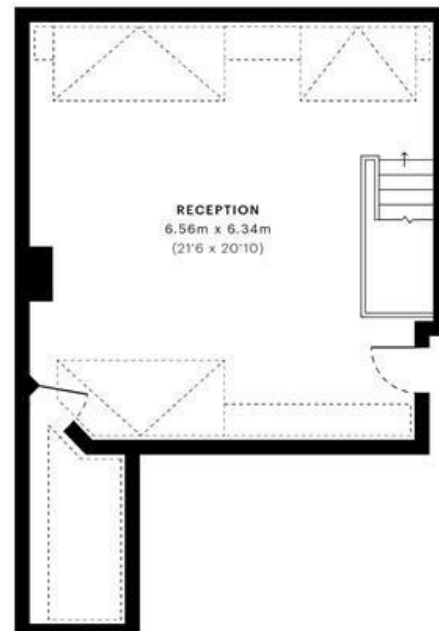
CAPTURE DATE 22/09/2021 LASER SCAN POINTS 2,770,016

GROSS INTERNAL AREA

112.68 sqm / 1212.88 sqft



— Second Floor



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
112.68 sqm / 1212.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
106.37 sqm / 1144.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
8.37 sqm / 90.09 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 110.69 sqm / 1191.46 sqft
IPMS 3C RESIDENTIAL 106.89 sqm / 1150.55 sqft

spec id 6149c1fb9167120dd98e17c4



11 STATION ROAD
FINCHLEY
LONDON
N3 2SB
02083461180