



## Granville Road, North Finchley, N12 0HJ

£550,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 3 double bedroom, 2 bathroom duplex flat situated on the top two floors of this converted house and boasting just over 1000 sq ft of accommodation. The property features a 20ft reception room with modern open-plan kitchen with integrated appliances and further benefits include an 18ft master bedroom with en-suite shower room and walk-in wardrobe, Porcelanosa tiles to both bathrooms, 1 off street parking space and double glazing throughout. The flat is located 0.5 miles from West Finchley Tube station and is a short walk from the amenities of Ballards Lane.

Lease: 125 years from 25th March 2010

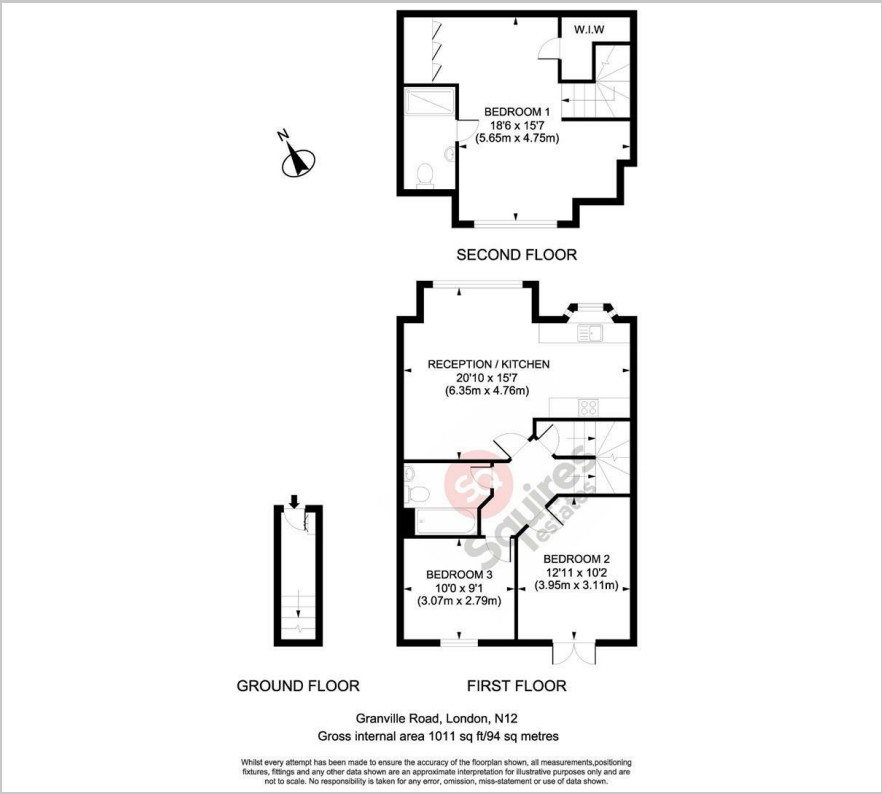
Ground Rent: £300 per annum

Service Charge: £550 per annum for building insurance

- Duplex conversion
- 3 double bedrooms
- 2 bathrooms (1 en-suite)
- Chain free
- Off street parking
- 1011 sq ft
- 0.5 miles to Tube
- Barnet council tax band D



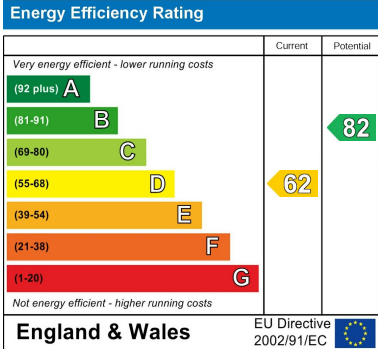
Floor Plan



Area Map



Energy Efficiency Graph



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