



Basing Way, Finchley, N3 3DA

£325,000 - Leasehold

****Chain free**** A two-bedroom ground floor flat, perfectly situated close to local amenities and excellent transport links, including Finchley Central underground station.

This well-appointed property features a 15ft reception room, a fitted kitchen, a family bathroom, and two double bedrooms. Further benefits include communal gardens, ample parking throughout the development, and plenty of storage options.

This flat is an ideal opportunity for first-time buyers to enter the market.

Lease: 84 years

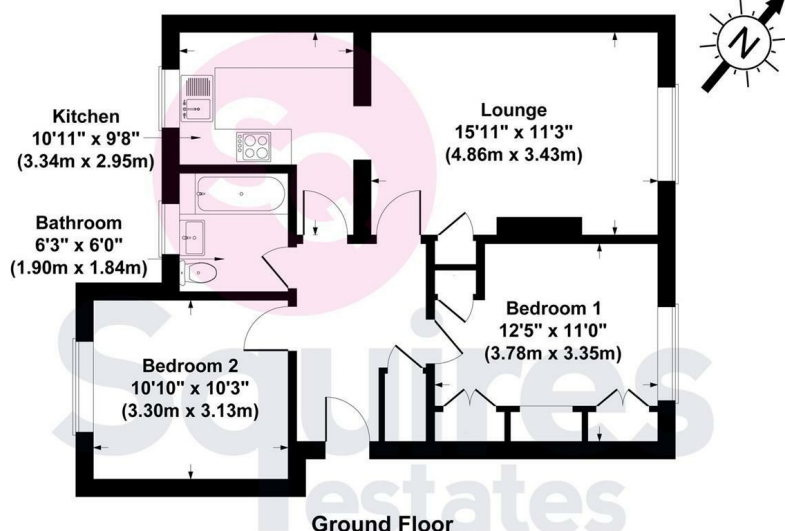
Ground Rent: Peppercorn

Service Charge: Approximately £1468 per annum

- Two double bedrooms
- Ground Floor
- Purpose built block
- Chain free
- Separate kitchen
- Ample parking
- Barnet council tax band C

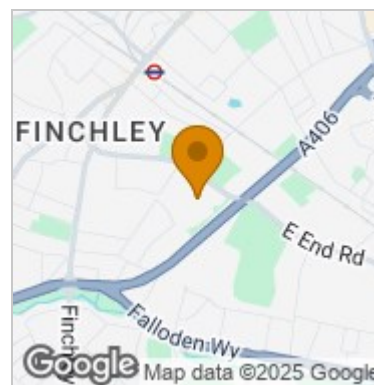
Floor Plan

Basing Way London N3 3DA Gross Internal Area 667 sq ft /62 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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