



## Granville Road, London, N12 0HJ

£1,150,000 - Freehold

\* Chain free \* A rare opportunity to purchase a 5 bedroom semi detached house offering over 2500 square foot of accommodation located just off Ballards Lane in North Finchley. The house is currently laid out with 2 downstairs reception rooms, a rear dining room and kitchen and a side extension which is used as an office. To the rear is a large rear South West facing garden with storage sheds. The house further offers 5 bedrooms, 1 bathroom and a separate WC on the upper 2 floors. The property needs refurbishment throughout.

- 5 Bedrooms
- Semi detached house
- Chain free
- Off street parking
- Over 2500 square foot
- Large rear garden
- Needs refurbishment
- Council tax band G

# Floor Plan

Approximate Gross Internal Area 2535 sq ft - 235 sq m  
 (Excluding Outbuilding)  
 Ground Floor Area 1316 sq ft - 122 sq m  
 First Floor Area 763 sq ft - 71 sq m  
 Second Floor Area 456 sq ft - 42 sq m  
 Outbuilding Area 243 sq ft - 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**Finchley Branch**  
 181a Squires Lane,  
 Finchley,  
 London N3 2QS  
 Tel 020 8343 2111

**Hendon Branch**  
 16 Central Circus Parade,  
 Queens Road, Hendon,  
 London NW4 3AS  
 Tel 020 8202 0808

**Mill Hill Branch**  
 7 Thornfield Parade,  
 Holders Hill Road, Mill Hill,  
 London NW7 1LN  
 Tel 020 8349 3030

