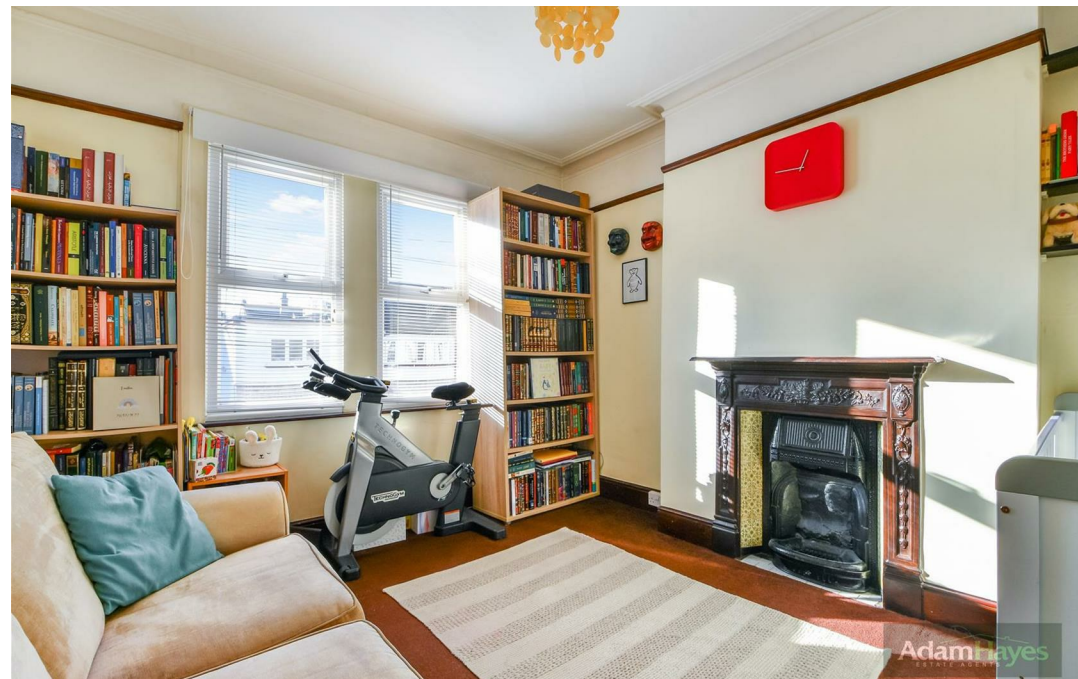




Gruneisen Road, Finchley Central, N3

 3 Bedrooms  1 Bathroom  1 Reception

£525,000



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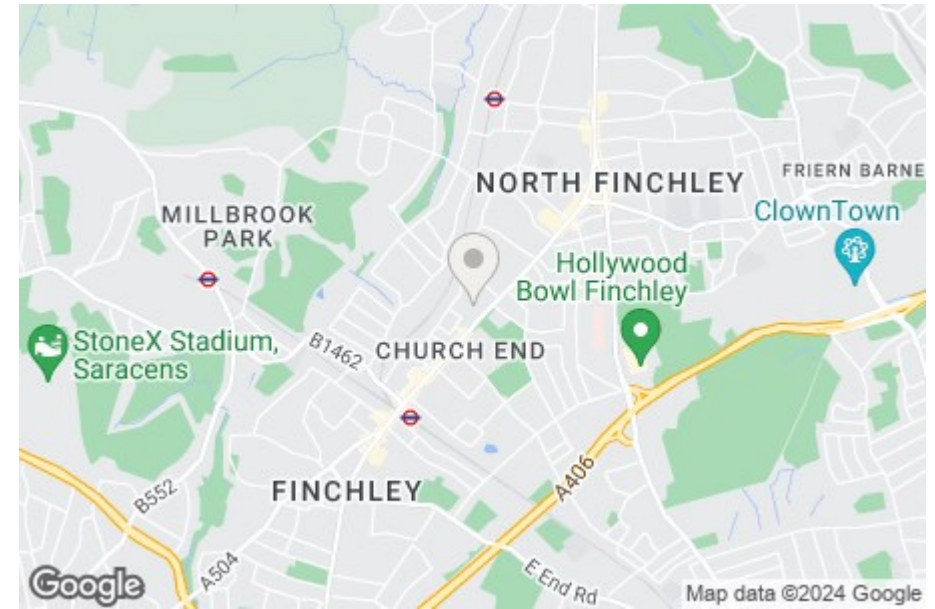
 3 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Three Bedrooms
- Duplex Maisonette
- Balcony
- Modern Kitchen
- Utility Room
- First Floor

Other Information

Tenure: Share of Freehold
Length of Lease: 995 Years
Ground Rent: Nil
Service Charge: Nil
Council Tax Band: D




Nearest Stations

West Finchley Station 0.2 miles
Finchley Central Station 0.5 miles
Woodside Park Station 0.8 miles

Property Description

Conveniently located within minutes' walk of both Finchley Central and West Finchley tube stations and set in the catchment area to a number of popular schools is this contemporary designed three bedroom, first floor duplex maisonette. The property features a modern kitchen diner with additional utility area, double glazed windows, gas central heating and a modern family bathroom. Other benefits include a private balcony and an additional Guest WC. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
1005 sq ft - 93 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.