



## 1071 Finchley Road

London

£740,000

A second floor, newly built flat finished to a high standard in a luxury development of the former Golders Green Police Station.

The flat has a master bedroom with ensuite bathroom and walk-in-wardrobe, and additional double bedroom with built-in wardrobes, a family bathroom and an open plan kitchen/living room available chain free.

Temple Fortune is an affluent North London suburb 7 miles north of the City of London, 1.3 miles south of Finchley and 3 miles east of Muswell Hill.

Lease of 250 years.

Service Charge of approximately £3,007

Ground Rent of £300

Barnet Council Tax Band D.

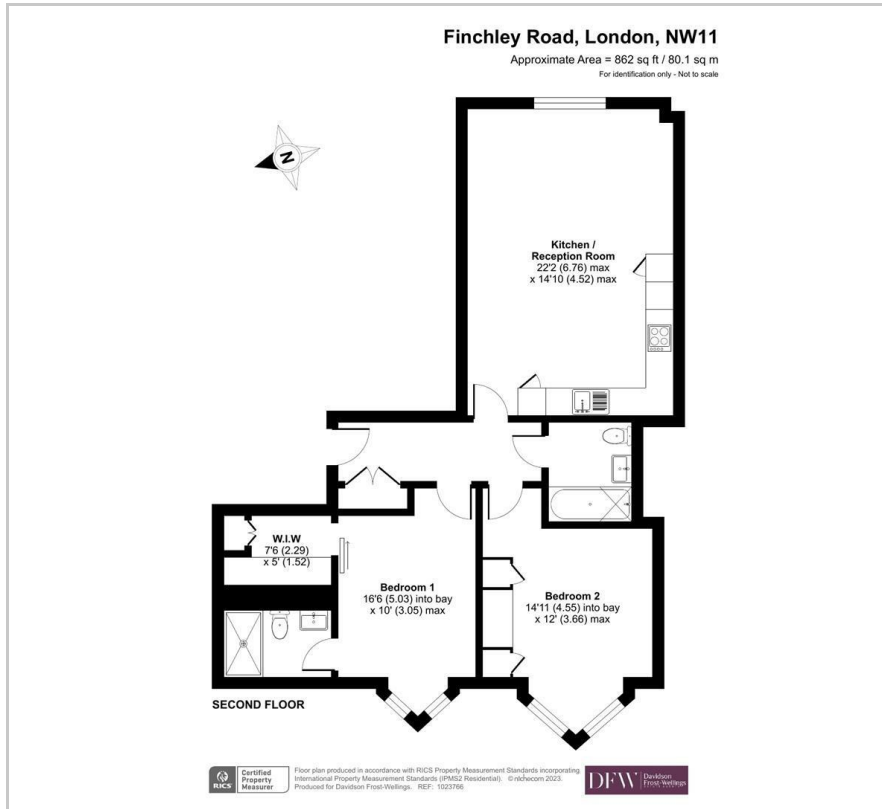
- Two Bedrooms
- Two Bathrooms
- Chain Free
- New Build
- Second Floor With Lift
- Long Leasehold

### Viewing

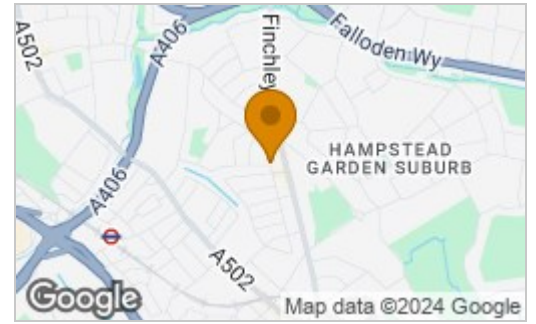
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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