



## 1071 Finchley Road

London

£885,000

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. The flat has a private balcony with views over North London.

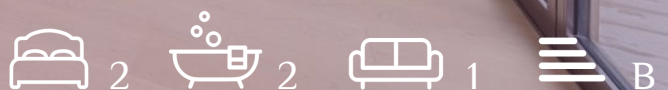
Temple Fortune is an affluent North London suburb 7 miles north of the City of London, 1.3 miles south of Finchley and 3 miles east of Muswell Hill.

Leasehold with 250 years.  
Service Charge of approximately £3,421.  
Ground Rent of £300.  
Barnet Council Tax Band E.

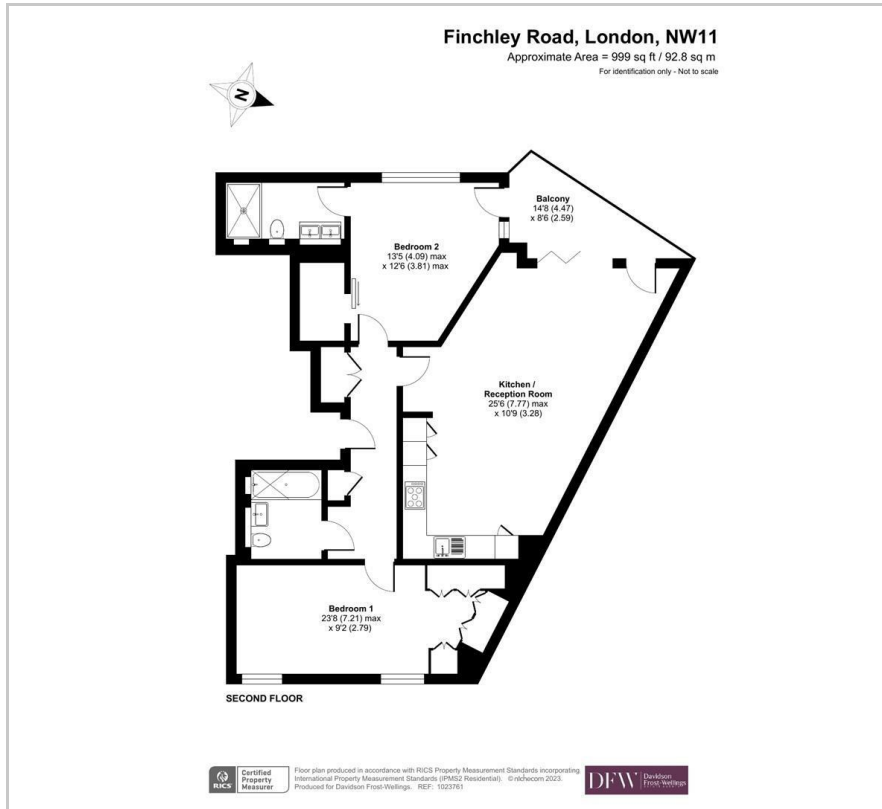
### Viewing

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.

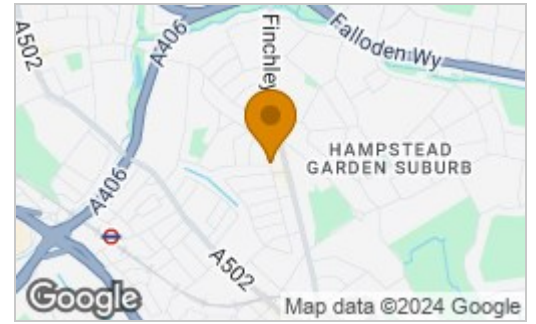
- Two Bedrooms
- Two Bathrooms
- Second Floor With Lift
- Balcony
- New Build
- Long Leasehold



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	



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