



**\*CASH BUYERS ONLY\***

Finchleys are pleased to present to you this newly renovated first floor studio flat with double glazing, washing machine and combi boiler located in the heart of Finchley Central.

The Grove is a highly sought after residential road, perfectly placed within a short walk to popular Ballards Lane where superb local shopping, cafes and restaurants can be found with excellent transport links and Finchley Central Tube being only a 5 minute walk away.

Offered with vacant possession and chain free.

Leasehold - Approx. 80 years unexpired. Vendor will renew the lease upon exchange.

Service Charge - £800 Per Annum Approx.  
Ground Rent - £150 Per Annum Approx.  
Buildings Insurance Contribution - £250 Per Annum Approx.

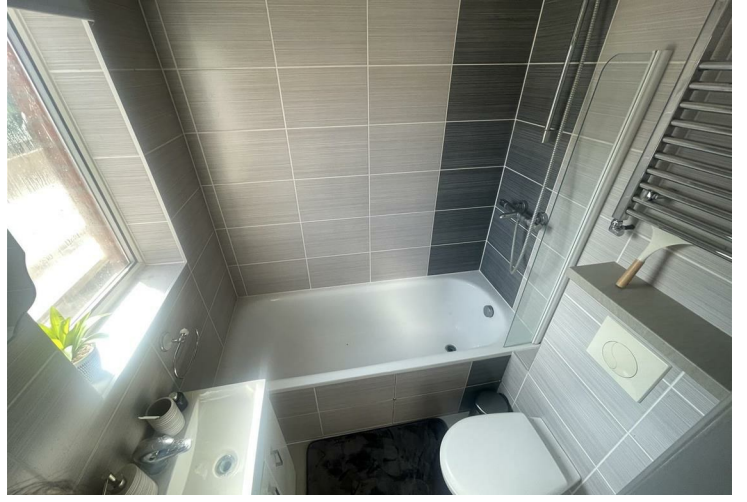
**The Grove, London, N3**

**£145,000**

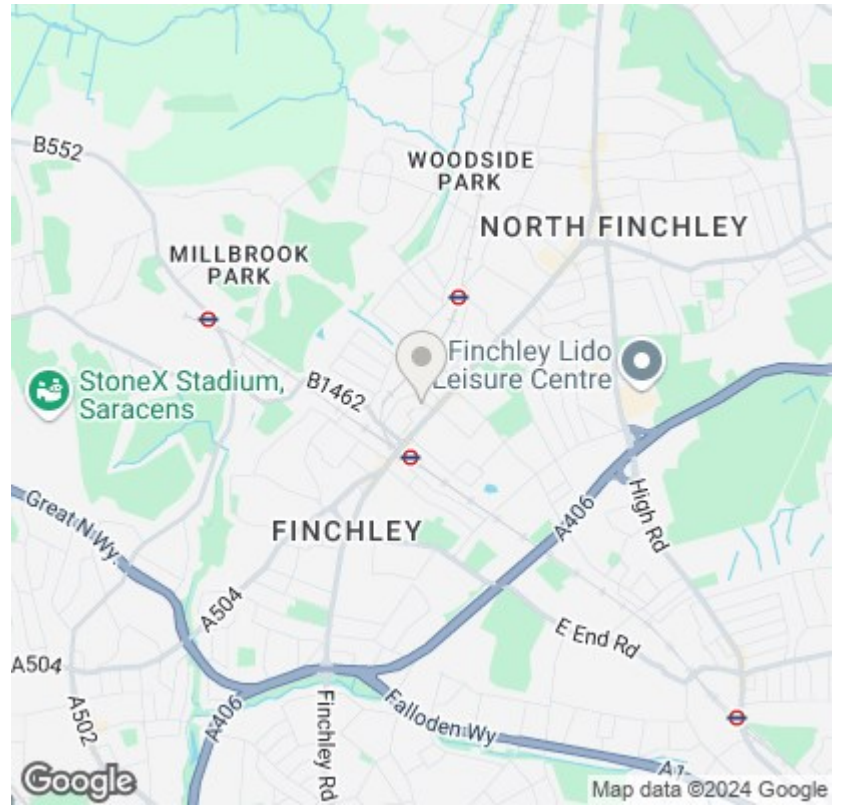
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**FINCHLEYS  
ESTATES**  
CLIENT FOCUSED. RESULTS DRIVEN.



- Studio Flat
- Great Location
  - First Floor
  - Newly Renovated
  - Own Washing Machine
- Gas Central Heating with own Combi Boiler
- 150 SQ FT (15 M2)





11 STATION ROAD  
FINCHLEY  
LONDON  
N3 2SB  
02083461180