



112 FINCHLEY ROAD
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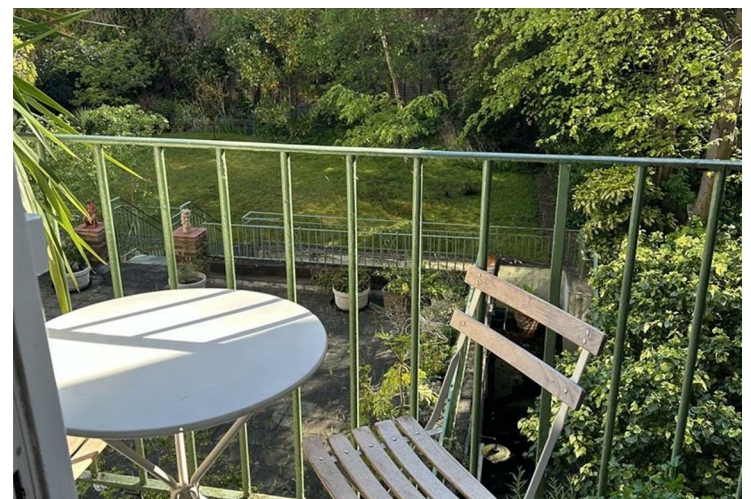
MULLION COURT ~ 112-114 FINCHLEY ROAD ~ SWISS COTTAGE NW3 5JH

- Immaculate two-bedroom, two-bathroom (one ensuite) third-floor apartment in a quiet rarely available small art-deco building.
- Secondary (extended) glazing for extreme quiet.
- Lift, basement with private locked store and bike storage.
- Independent gas central heating
- Separate eat-in fully equipped integrated kitchen with garden views
- Contemporary concealed LED lighting
- Private balcony overlooking beautiful communal garden (right to use.)
- Access to roof terrace with fabulous views over London.
- Wood flooring throughout
- Heated flooring both bathrooms
- 830 sq ft / 77.1 sq m with Balcony
- Unbeatable access to transport - 5 bus lines almost at the door and a minute's walk to Finchley Road Jubilee and Metropolitan lines.
- Chain free.

LEASEHOLD 175 YEARS REMAINING

ASKING PRICE £785,000

SUBJECT TO CONTRACT



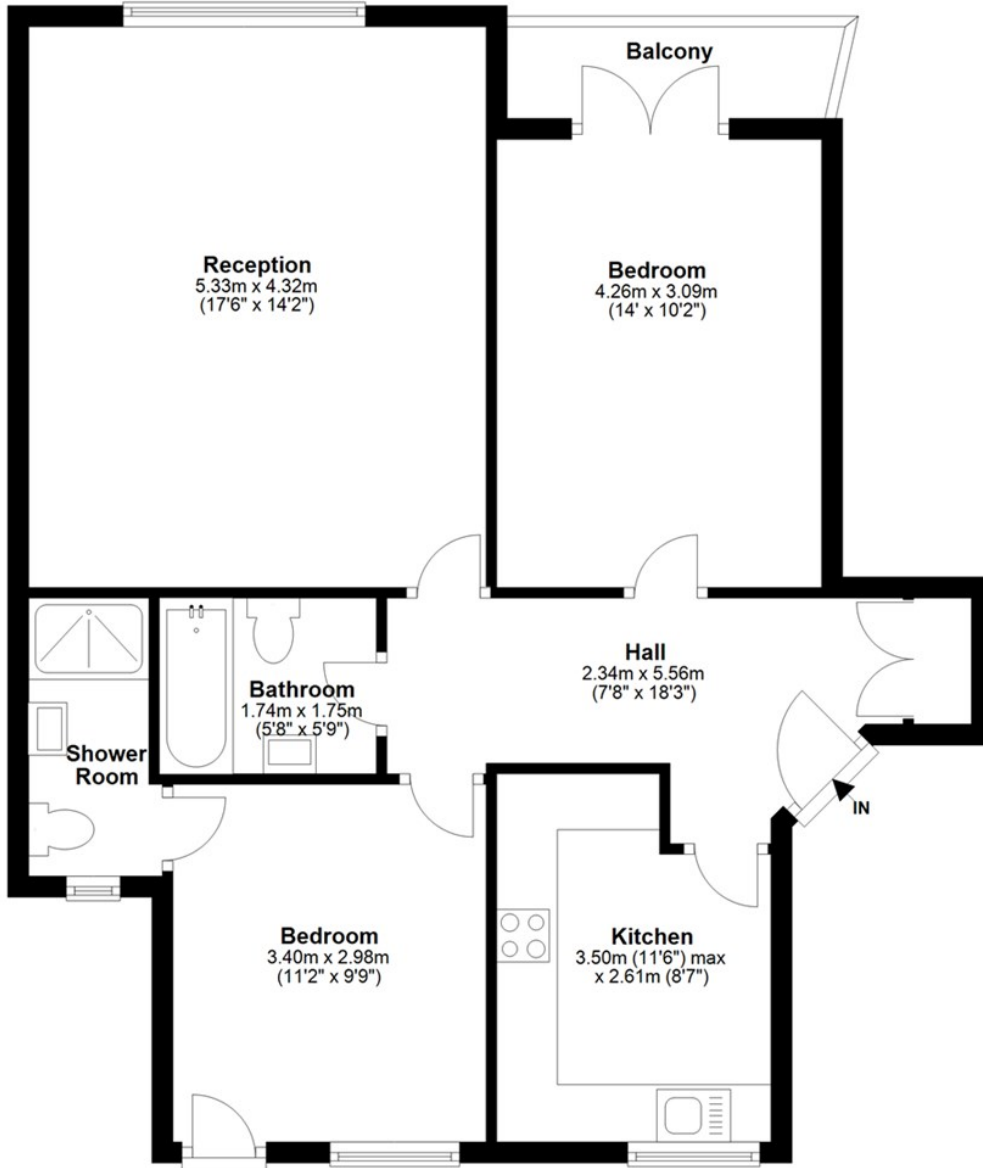
FEATURES

VIDEO TOUR:

SERVICE CHARGE: £1,000 per quarter

TENURE: Leasehold 175 Years

COUNCIL TAX: E



Third Floor

Approx. 73.0 sq. metres (785.9 sq. feet)

Total area: approx. 73.0 sq. metres (785.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE
Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.
Not to scale. Copyright: RHW Estates