



Gruneisen Road, Finchley, N3 1LU

£495,000  Coultons

## PROPERTY SUMMARY

Presenting a newly refurbished one-bedroom period conversion set on the upper ground floor of a three-storey Victorian house, tucked away on a quiet no-through road in Finchley. The apartment offers a living room leading to a long, galley-style new modern fitted kitchen, a new contemporary shower room, double glazing and gas central heating throughout.

From the kitchen, a door opens onto a private terraced area with steps down to a paved rear garden. At the far end of the garden sits a stunning outbuilding complete with power, water and its own shower room making this ideal as a home office, gym or games room, giving a perfect solution for those who work from home.

We are advised that the property will be sold with a new 999-year lease plus a share of freehold.

Gruneisen Road is a sought-after residential turning off Ballards Lane, right in the heart of Finchley. Victoria Park is within easy reach, and the surrounding area offers an excellent selection of cafés, bars and restaurants serving a wide variety of cuisines; an attractive setting for first-time buyers. Transport links are excellent, with numerous bus routes nearby and both Finchley Central and West Finchley Underground stations (Northern Line) providing convenient access to central London and beyond.

The property is offered chain-free, and early viewing is highly recommended.

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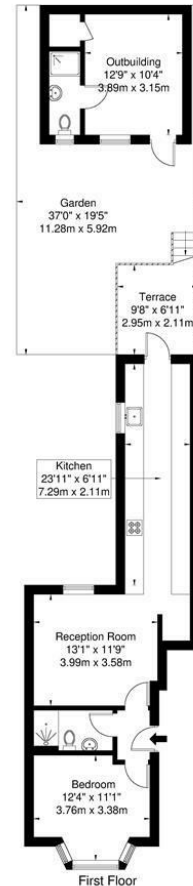








Gruneison Road, N3 1LU  
 Approximate Gross Internal Area = 48.7 sq m / 524 sq ft  
 Outbuilding = 16.7 sq m / 179 sq ft  
 Total = 65.4 sq m / 703 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### LOCAL AUTHORITY

Barnet

### TENURE

Leasehold - Share of Freehold

### COUNCIL TAX BAND

### VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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