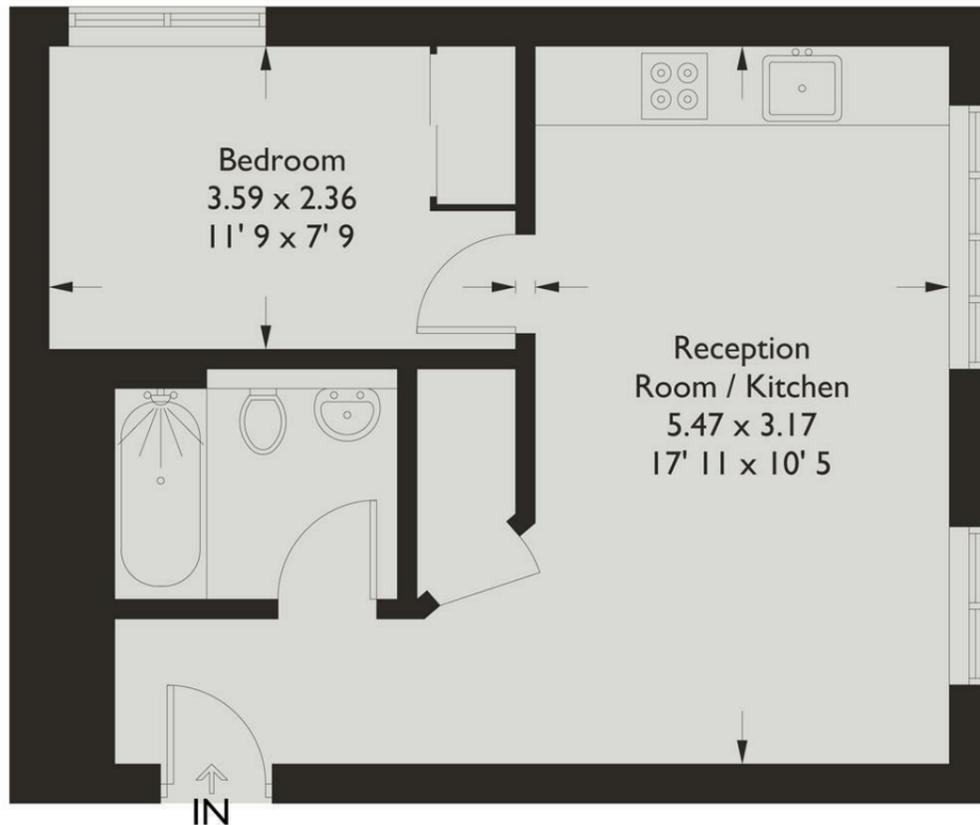


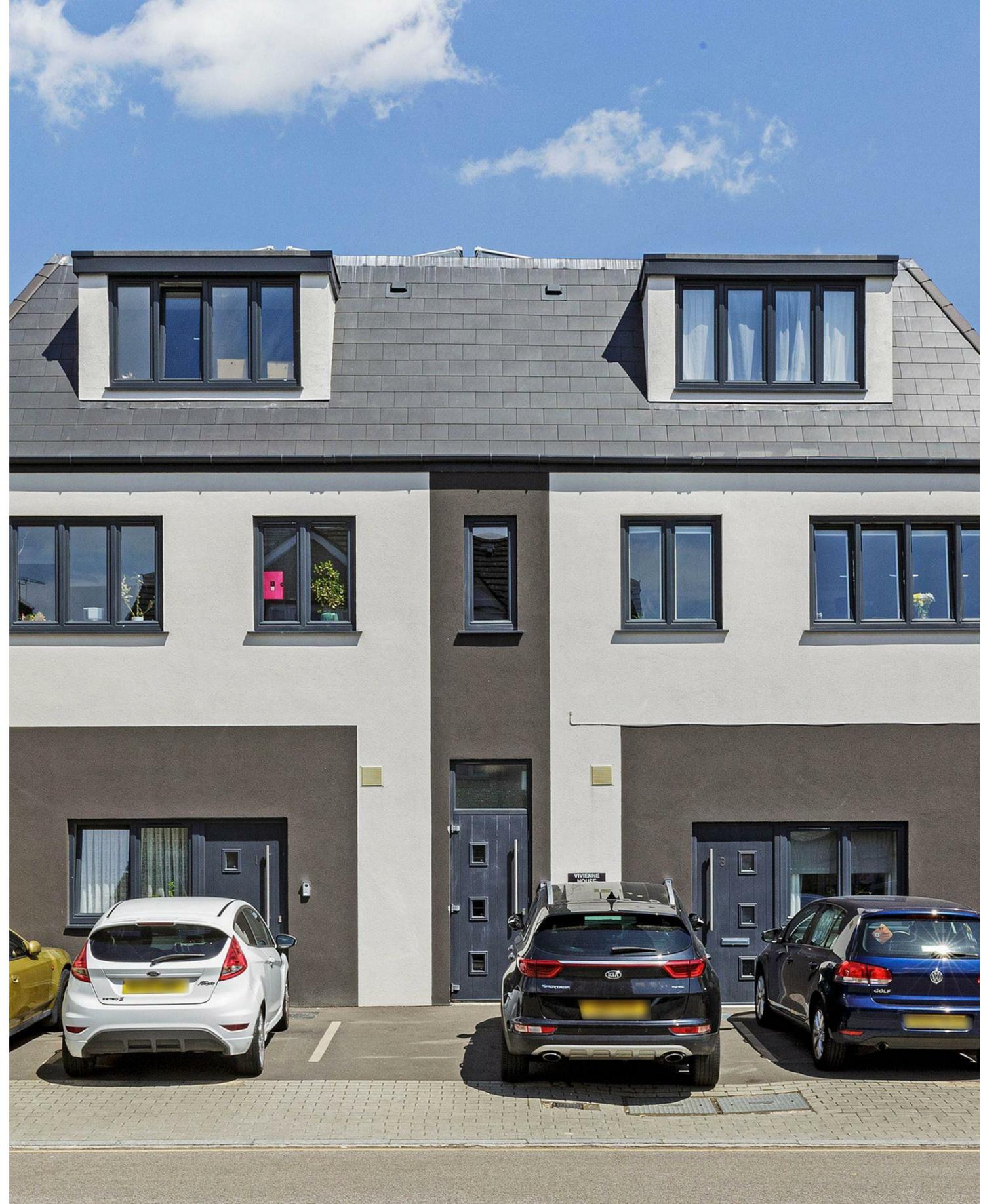


386 SqFt Interior



**First Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**DAVIES & DAVIES ESTATE AGENTS**

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**4 HUTTON GROVE**

**1 BEDROOM | 1 BATHROOM | FLAT**



**MATERIAL INFORMATION:**

- > LEASEHOLD 995 YEARS
- > £1689 PA SERVICE CHARGE
- > £324 PA GROUND RENT
- > EPC D
- > COUNCIL TAX BAND B

**KEY FEATURES**

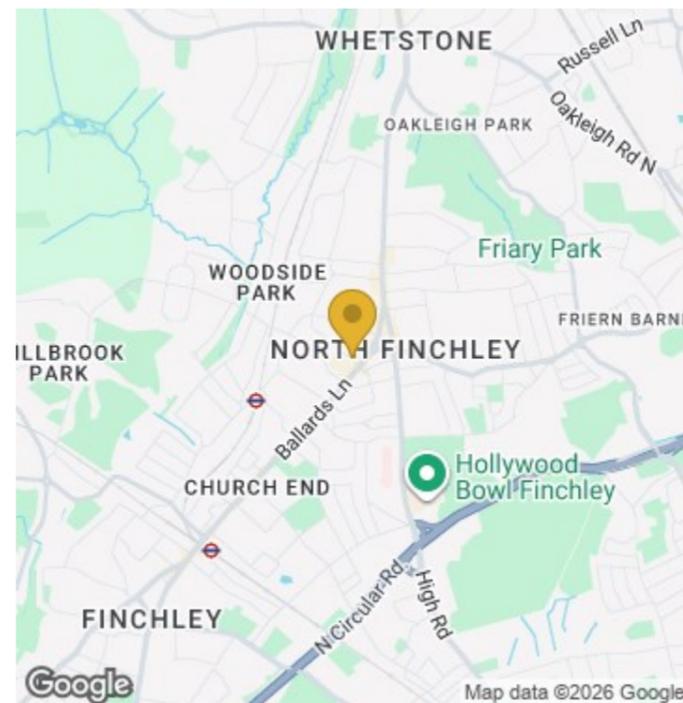
- 1 DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- 997 YEAR LEASE
- ALLOCATED OFF ROAD PARKING
- OPEN PLAN LIVING
- 0.7 MILES FROM WEST FINCHLEY STATION

**YOURS FOR £300,000**

Enviably located and in excellent condition throughout, this charming one bed apartment can be found moments from the trappings of desirable North Finchley. This contemporary abode resides within walking distance of enviable amenities, green space and choice of tube stations.

Your modern, one bedroom apartment also comes with its own allocated parking space with electric charging point and a long lease. The ideal property for those looking to find their slice of calm in the enviable surrounds of North Finchley, moments from West Finchley and Finchley Central station and an array of watering holes and eateries on your doorstep.

**SEE MORE PROPERTIES ONLINE**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

