



**FINCHLEY ROAD
NW3**

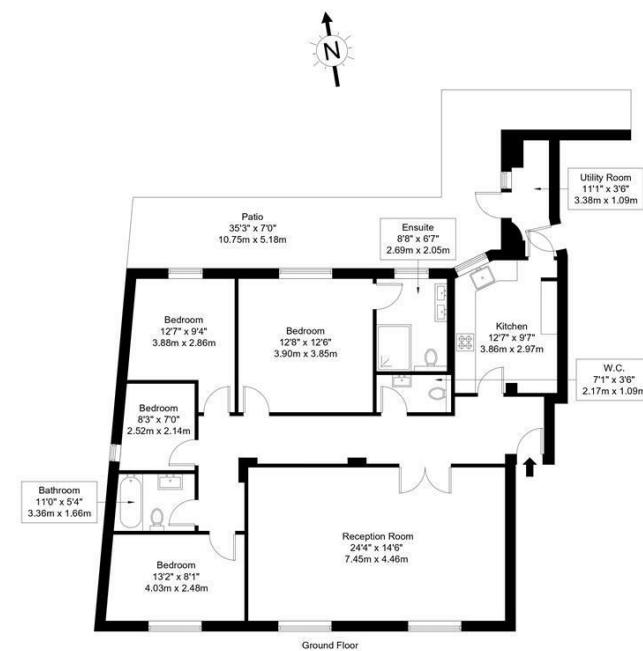
**£1,100,000
LEASEHOLD**

Spacious 4 Bedroom apartment available on the ground floor of a portered purpose built development on Finchley Road superbly located close to Finchley Road Station (Jubilee and Metropolitan Line) and the large array of surrounding amenities. The apartment boasts access to the communal gardens, wooden floors, fantastic condition, 4 good size Bedrooms (one with en-suite), large fully fitted high gloss Kitchen, double Reception room and a further family Bathroom. Call now to arrange a viewing.

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Finchley Road, NW3 6DL

Approx Gross Internal Area = 122.85 sq m / 1322 sq ft

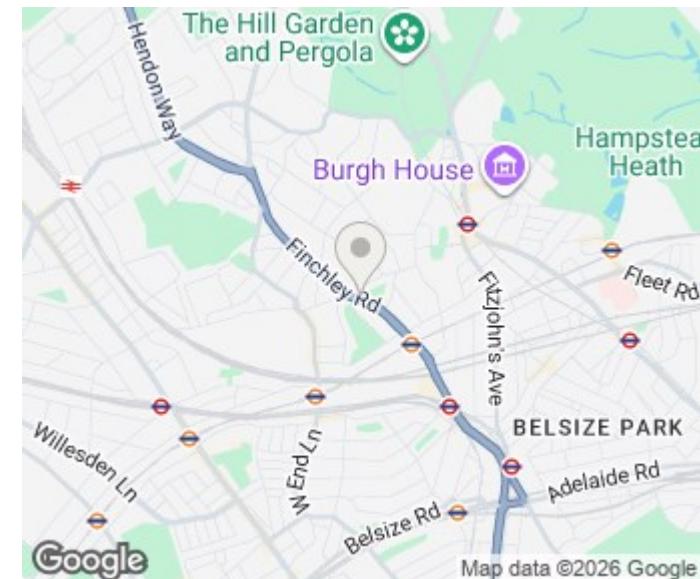


Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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