



Grosvenor Road, West Finchley, N3 1EX  
Guide Price £575,000 Leasehold Council Tax Band C

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to bring to the market this THREE BEDROOM, TWO BATHROOM conversion set on a desirable residential street on the edge of West Finchley and Finchley Central.

Occupying the upper two storeys, this large apartment provides 1,000 square feet of living space in modern condition throughout. The main floor comprises a separate kitchen and a lounge plus a double bedroom, currently being used as a dining room, a single bedroom and the family bathroom. Upstairs houses the principal bedroom with en-suite shower and plenty of eaves storage.

Externally, there is on-street parking available at the front, as well as a section of PRIVATE GARDEN at the rear.

Grosvenor Road is a short walk to either West Finchley or Finchley Central Tube Stations on the Northern Line, whilst the shops and restaurants of Ballards Lane are within easy reach, as is the greenery of the Dollis Valley Brook.

115 YEARS REMAINING ON LEASE

£250 PA GROUND RENT

NO SERVICE CHARGE



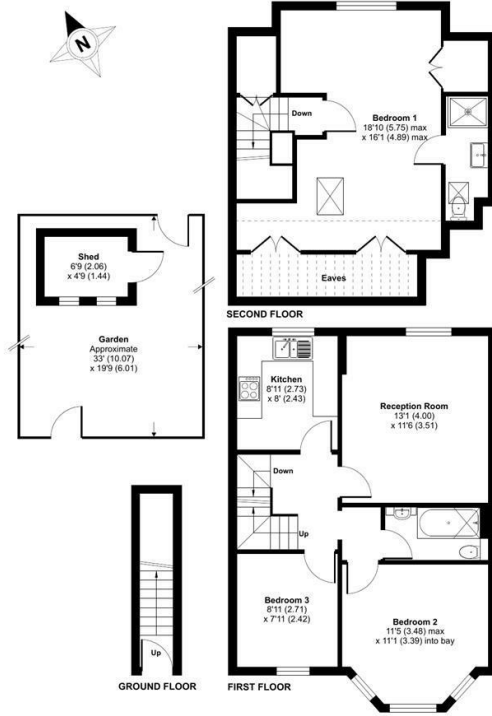




## Grosvenor Road, London, N3

Approximate Area = 879 sq ft / 81.6 sq m  
 Limited Use Area(s) = 90 sq ft / 8.3 sq m  
 Outbuilding = 31 sq ft / 2.8 sq m  
 Total = 1000 sq ft / 92.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1364910

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	70	76
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive

