



Gruneisen Road, Finchley, N3 1LU

£475,000  Coultons

## PROPERTY SUMMARY

Presenting a newly refurbished two-bedroom period converted apartment, set on the lower ground floor in a three storey Victorian house located on a quiet no-through road in Finchley. The apartment features an inviting open-plan kitchen and living area with a brand-new contemporary fitted kitchen, a stylish modern shower room, double glazing, gas central heating, and the added benefit of its own section of rear garden.

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, making this an ideal location for first-time buyers. Transport connections are strong, 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.

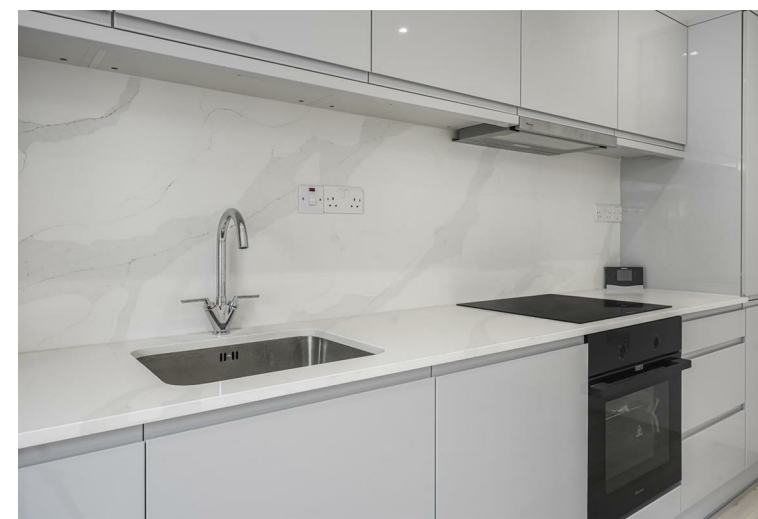
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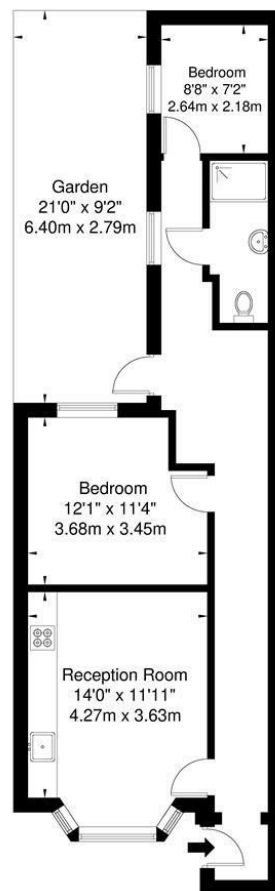






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Approximate Gross Internal Area = 59.7 sq m / 642 sq ft



Lower Ground Floor

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 78        |
| (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 |           |

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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