



Vine Lodge, North Finchley, London, N12

£ 339,950 *Leasehold*

1 1 1

We are pleased to offer this well presented, one bedroom apartment. Set in a modern purpose-built block, and ideally located for local schools, transport links, such as Woodside Park underground station and local amenities on North Finchley High Road.

KEY FEATURES

- Set in a prime N12 location
- Close to amenities & transport links
- Modern purpose-built block
- First floor
- Secure gated parking
- Modern fitted kitchen & bathroom
- Living/Dining Room
- One double bedroom



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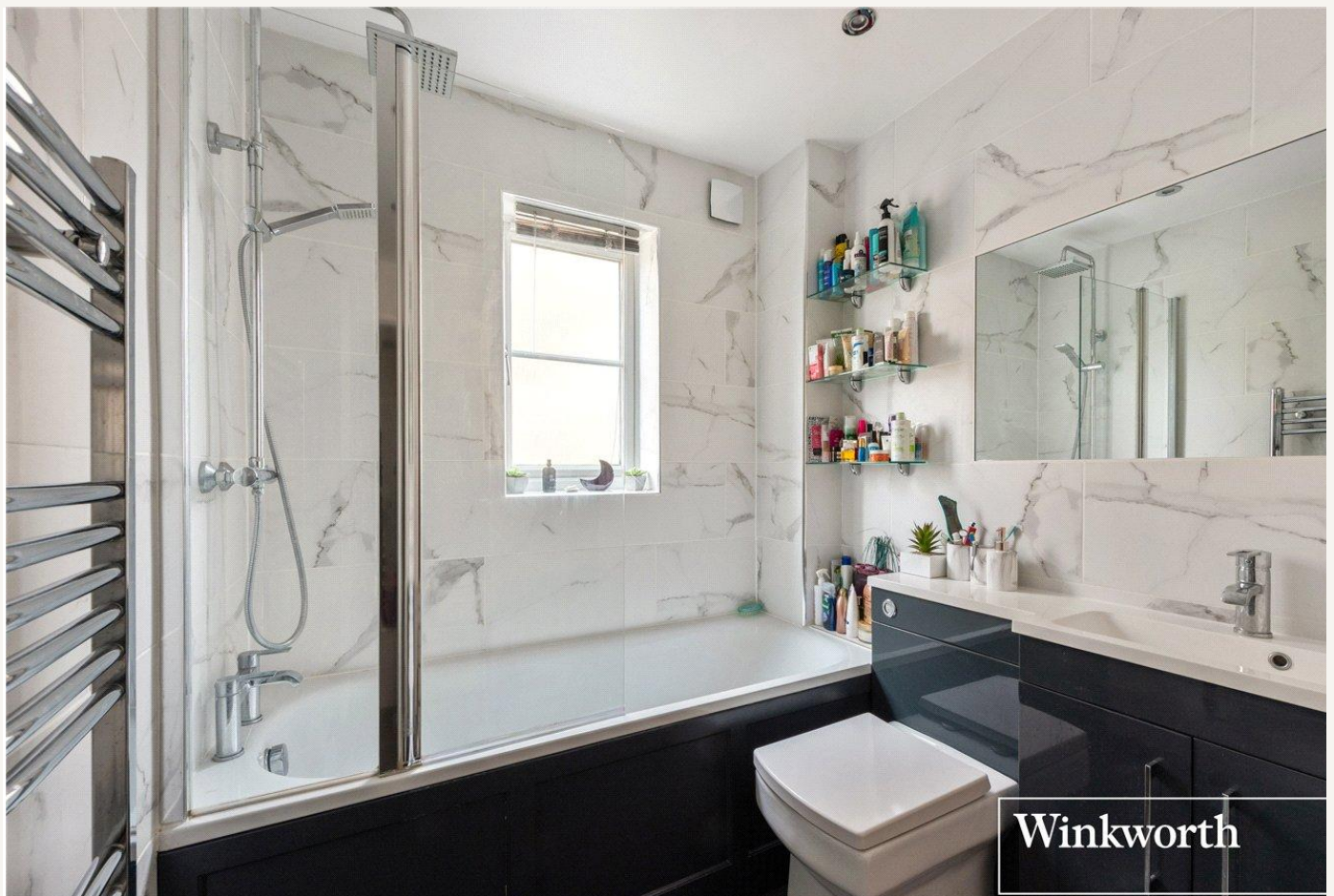
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The property comprises a good size reception room, modern fitted kitchen, double bedroom and a modern bathroom.

Further benefits include gated parking and communal gardens. An internal viewing is highly recommended!

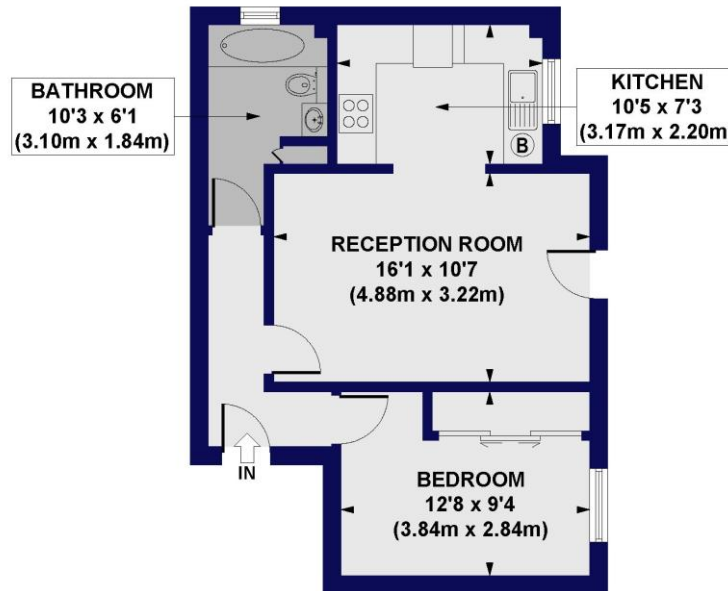




MATERIAL INFO

Tenure: Leasehold
Term: 93 year and 4 months
Service Charge: £1361.94 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Vine Lodge, Hutton Grove, N12
Approx. Gross Internal Floor Area 478 sq. ft / 44.37 sq. m



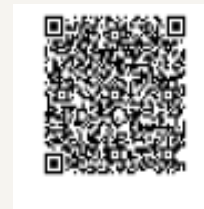
FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260196>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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