



Nether Street, London, N3

Offers in excess of £350,000 *Leasehold*



Set in a prime location within a stone's throw of Ballards Lane and Regents Park Road amenities, as well as transport links such as Finchley Central underground, we are pleased to offer this well presented flat, set in a modern purpose-built block.

KEY FEATURES

- Modern purpose-built block
- First floor
- Lift in block
- Open plan living
- Modern kitchen & bathroom
- Double bedroom



Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...



The property is set on the first floor and comprises of open plan living/dining/modern fitted kitchen area, double bedroom, bathroom and private balcony.

Further benefits include a lift in the block and a long lease. An internal viewing is highly recommended.

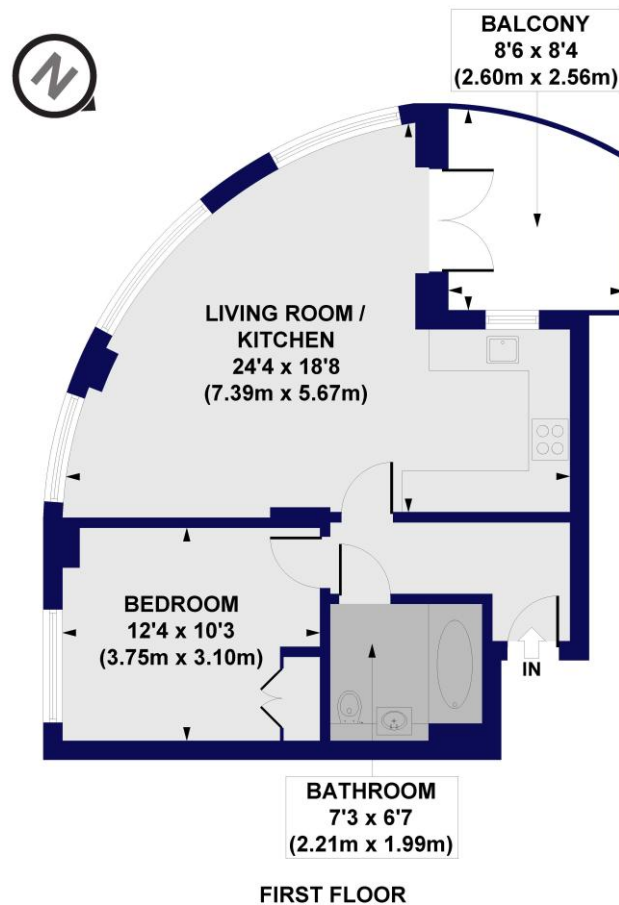




MATERIAL INFO

Tenure: Leasehold
Term: 118 year and 4 months
Service Charge: £2556 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Adastra House, Nether Street, N3
 Approx. Gross Internal Floor Area 549 sq. ft / 51.01 sq. m



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.

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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/FIN250101>

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.

Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.