MARTYN GERRARD

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Irvin point, Nether street, N3

Price Offers Over £375,000

2 BEDROOMS | SPACIOUS RECEPTION/ DINING | FAMILY BATHROOM | SEPARATE FITTED KITCHEN | PRIVATE GARAGE | LEASEHOLD









A spacious ground floor two-bedroom apartment with the added benefit of a private garage.

Offering approximately 677 sq ft of accommodation, the property features a generous reception room, separate fitted kitchen, two well-proportioned bedrooms with built-in wardrobes, a bathroom, and excellent storage throughout. Ideally suited to first-time buyers, downsizers, or investors, and conveniently located close to local amenities and transport links.

LONDON'S BEST ESTATE AGENT | The Negotiator Awards 2025 | propertymark | The Property Ombudsman

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Irvin point, 250 Nether street, N3

PROPERTY FEATURES

- Ground floor apartment
- Two bedrooms with fitted wardrobes
- Spacious reception/dining room
- Separate fitted kitchen
- Family bathroom
- Multiple storage cupboards
- Private garage
- Leasehold 131 years remaining
- Service charge £1,926 per annum
- Approx. 677 sq ft (62.9 sq m)
- Ideal first-time purchase, investment, or downsizing opportunity

THE OWNERS LOVE

"We love how well connected the flat is, with both West Finchley and Finchley Central stations within walking distance, plus nearby bus stops making local travel very convenient"

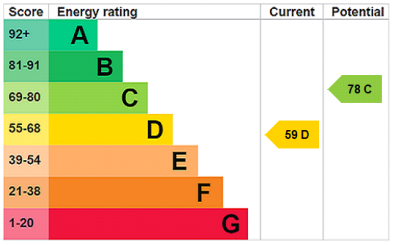
"Ballards Lane is very accessible, with a great choice of grocery stores, cafés, restaurants and everyday amenities nearby"

"The area is ideal for day-to-day living, with local green spaces and a number of nearby schools, including Moss Hall Junior School and St Mary's CofE Primary School"

WE'VE NOTICED

Conveniently located within easy reach of local shops, amenities and Finchley Central Underground Station.

Benefiting from a good-sized private garage, providing secure parking or valuable additional storage space.



A copy of the full EPC is available on request

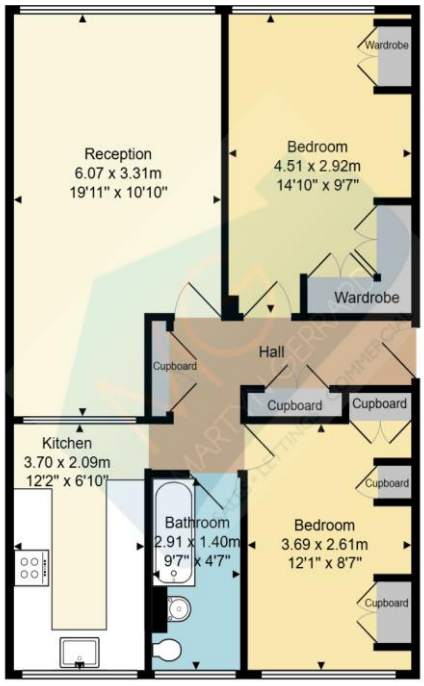
Tenure:	Leasehold
Local Authority:	Barnet
Council Tax:	Band D
Total Area:	62.9 sqm/ 677 sqft

Costs Associated with Your Purchase

In additional to the purchase price and ongoing charges associated with the property, there are other costs you should be aware of:

- Legal fees and disbursement
- Mortgage related costs
- Stamp Duty Land Tax

We recommend you obtain quotes from a solicitor and speak with a lender or mortgage advisor to fully understand these costs. You can also calculate any potential SDLT liability using the UK government's official calculator.



Ground Floor

Total Area: 62.9 m² ... 677 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation