MARTYN GERRARD

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Park View Road, London, N3

3 BEDROOMS | 1 RECEPTION ROOM | 1 BATHROOM | KITCHEN | VICTORIA PARK | LEASEHOLD

Price £600,000









Set directly opposite Victoria Park, this spacious three-bedroom home offers generous accommodation, its own entrance and a substantial private front garden.

The first floor comprises a bright bay-fronted reception room with views over the park, separate kitchen, three well-proportioned bedrooms and useful storage. There is also a new bathroom and separate WC.

Victoria Park's café, tennis courts and play areas are on the doorstep, while Finchley Central and West Finchley stations provide Northern line connections into central London. Local shops and cafés are also nearby and the property is in the catchment for a range of good and outstanding primary and secondary schools.

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Park View Road, London, N3

PROPERTY FEATURES

- Three well-proportioned bedrooms
- New bathroom
- Positioned directly opposite Victoria Park
- Impressive bay-fronted reception room
- Approximately 1,214 sq ft of accommodation
- Own ground-floor entrance
- Separate kitchen and WC
- Convenient for Finchley Central and West Finchley stations
- Close to local shops, amenities and schools
- Leasehold 94 years remaining
- Service Charge £1,700 per annum (includes building insurance)
- Ground rent £10 per annum

THE OWNERS LOVE

"The flat fronts directly onto Victoria Park - we love being able to be in the park in under ten seconds, as well as the gorgeous views of parkland and mature trees out of our living room windows all year round"

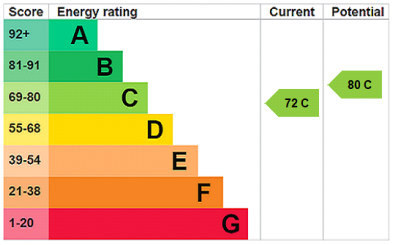
The flat is the top floor of a large Edwardian house, and the large room sizes, high ceilings and spaciousness of the property make this an amazing place to live in"

"It is also in an excellent position for school catchments, and within a few minutes' walk of Ballards Lane and the bus/tube"

WE'VE NOTICED

The generous room sizes give the property a bright, spacious feel throughout.

With Victoria Park directly opposite, green space, tennis courts, a café and play areas are all on the doorstep.



A copy of the full EPC is available on request

Tenure:	Leasehold
Local Authority:	Barnet
Council Tax:	Band E
Total Area:	112.8 sqm / 1214 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.



Total Area: 112.8 m² ... 1214 ft²

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