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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



FINCHLEY ROAD
CHILDS HILL
LONDON, NW2

LEASEHOLD

ASKING PRICE £745,000
SUBJECT TO CONTRACT

SOLE AGENT

This newly refurbished two-bedroom upper duplex apartment (98.1 sq m/1,056 sq ft) is located at the top end of the Finchley Road above commercial property on the second and third floor. The apartment benefits from an open plan kitchen living room with a large lateral rear feature window, allowing good natural light throughout entire room. The bedrooms are located on the second floor with the bathroom. The study is situated to the rear of the property on a lower mezzanine floor, leading out to a small roof terrace.

There is a selection of coffee shops, supermarkets and a gym all within a two-minute walk of the apartment. Golders Green station is approximately 16 minutes' walk away and there are lots of bus routes into central London, right outside the front door.

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ACCOMMODATION

- Open Plan Kitchen/Living Area
- Reception Room
- Principal Bedroom with En-Suite Shower Room
- Second Bedroom
- Family Bathroom
- Study with Terrace Access

AMENITIES

- On Street Permit Parking
- Video Intercom Entry
- High Street Location
- Roof Terrace

COUNCIL TAX	Barnet (Band D)
EPC RATING:	C

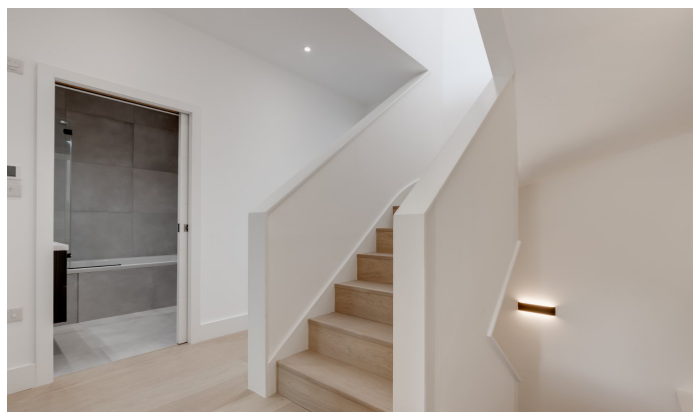
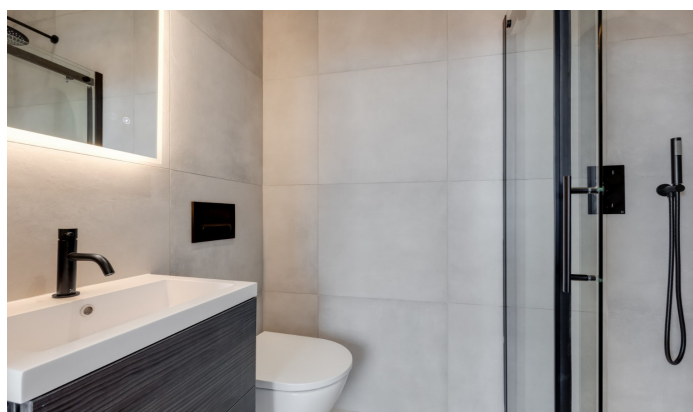
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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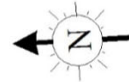


Finchley Road, Childs Hill NW2

Approximate gross internal area

97 sq m / 1039 sq ft
(Including Eaves Storage)

Eaves Storage
6 sq m / 67 sq ft



Key:
CH - Ceiling Height



39 sq ft
First Floor
Entrance

512 sq ft
Second Floor

421 sq ft
Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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