



 **2**
Bedrooms

 **1**
Bathroom



Mantlestates are pleased to offer this 2-BEDROOM GROUND FLOOR FLAT with GARAGE located within easy access to Finchley Central Tube Station (Northern Line), shopping facilities & restaurants. The property requires some modernization. 43 YEARS REMAINING on the current lease. Offered Chain-free.

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ENTRANCE HALL 9' 01" x 3' 04" (2.77m x 1.02m)

(9'01 X 3'04) X (7'08 X 3'08) 2 storage cupboards, carpet, radiator.

FRONT BEDROOM 14' 09" x 9' 06" (4.50m x 2.90m)

Double-glazed window to the front aspect, carpet, and radiator.

LOUNGE 14' 08" x 20' 02" (4.47m x 6.15m)

14'08 < 20'02 X 10'10 Double-glazed window to the front aspect, carpet, and radiator.

REAR BEDROOM 11' 10" x 8' 06" (3.61m x 2.59m)

Double-glazed window to the rear aspect, radiator, carpet, and storage cupboard.

BATHROOM 9' 08" x 4' 07" (2.95m x 1.40m)

Double glazed window to the rear aspect, panel bath with mixer tap & shower attachment, part tiled walls, wash hand basin, low-level flush w/c, radiator.

KITCHEN 13' 03" x 6' 10" (4.04m x 2.08m)

Double glazed window to the rear aspect, wall & base unit, electric hob, extractor, stainless steel sink drainer with mixer tap, plumbing for washing machine, electric oven, radiator, gas central heating boiler.

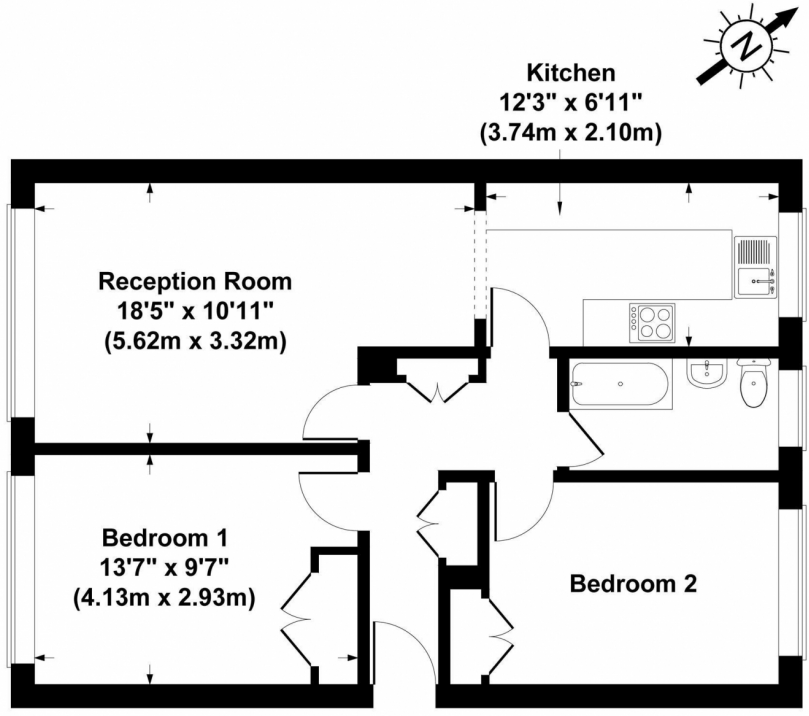
GARAGE

Garage in block.



£249,950

Nether Street, Irvin Point N3




Ground Floor

Irvin Point, London, N3

Gross Internal Area 657 sq ft / 61 sq metres

For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address:

