



 **2**
Bedrooms

 **1**
Bathroom



Offers in excess of £550,000
Friern Park, Finchley London N12



Mantlestates are pleased to offer this charming Victorian 2 bedroom ground floor flat with long lease, allocated parking & garden. Benefiting from purchasing the freehold to the building and large wooded garden to the rear, drive way and side access. Very well located to Finchleys shopping facilities & Transport links.

2A Church Hill Road, East Barnet, EN4 8TB |
office@mantlestates.com

0208 275 1555

Mantlestates are pleased to offer this very rare opportunity to purchase this CHARMING VICTORIAN CONVERTED GROUND FLOOR FLAT with LONG LEASE, ALLOCATED PARKING & OWN REAR GARDEN. Benefiting from and included within the asking price THE FREEHOLD TO THE BUILDING and the entire 300 feet of land comprising front forecourt, side access to private rear garden, and additional woodland area. Well located to North Finchley's shopping facilities, restaurants, transport links, Friary Park & Schools.

ENTRANCE HALL: 6' 09" x 4' 05" (2.06m x 1.35m)

(6'09 X 4'05) X (10'02 X 2'08) Carpet, radiator, entry phone.

FRONT RECEPTION: 14' 05" x 14' 01" (4.39m x 4.29m)

Wooden sash window to the front aspect, tiled feature fireplace, picture rail, coving to ceiling, radiator, original internal fitted wooden shutters.

BATHROOM: 8' 01" x 4' 04" (2.46m x 1.32m)

Window to the side aspect, panel bath, wash hand basin with mixer tap & vanity unit, low-level flush w/c, part tiled walls, radiator.

KITCHEN: 12' 02" x 7' 00" (3.71m x 2.13m)

Double glazed door to the garden, wall & base units, stainless steel sink drainer with mixer taps, plumbing for washing machine, gas central heating boiler, electric oven & hob, part tiled walls.

PASSAGE: 10' 00" x 2' 08" (3.05m x 0.81m)

Understairs storage cupboard steps to lower level.

REAR RECEPTION/DINING ROOM/BEDROOM 2: 12' 10" x 8' 10" (3.91m x 2.69m)

12'10 > 8'10 X 6'04 Window to the side aspect, radiator, carpet.

REAR BEDROOM: 18' 10" x 9' 05" (5.74m x 2.87m)

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

REAR GARDEN/WOODLAND: 260' 00" x 29' 00" (79.25m x 8.84m)

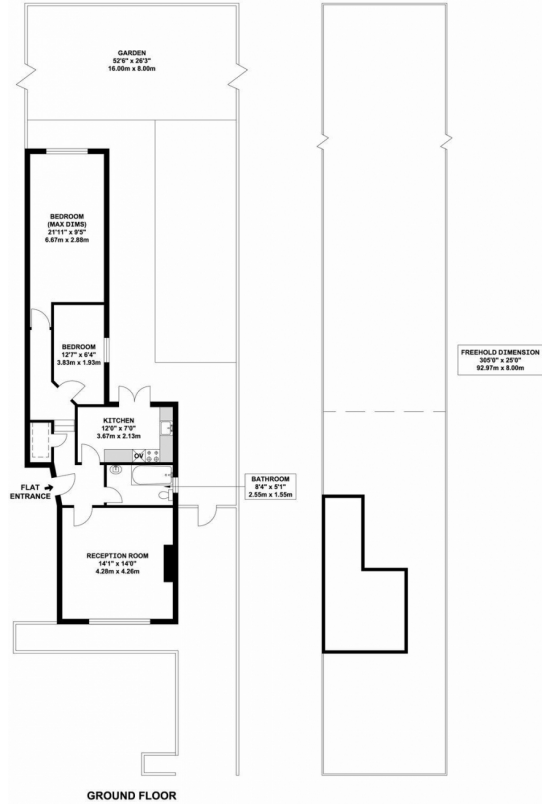
Wooden side gate to front, southerly facing rear garden, patio area, lawn area, long wooded area.

FRONT DRIVE WAY:

Mature hedges, one allocated parking space.



FRIERN PARK
LONDON N12
LEASEHOLD AGL224439
FREEHOLD MX301883



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 708.91 SQ. FT / 65.86 SQ. M
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

Offers in excess of £550,000

Friern Park, Finchley London N12

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Friern Park, London, N12

