

**Offers in excess of £550,000**

**TENURE : FREEHOLD**

**Friern Park, Finchley London N12**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM VICTORIAN  
GARDEN FLAT**

**ORIGINAL FEATURES**

**AQUIRING ENTIRE FREEHOLD  
PLUS LEASEHOLD  
APPARTMET**

**INCLUDES ENCHANTED  
WOODLAND GARDEN**

**LONG LEASE**

**NEAR TO SHOPPING  
FACILITIES**

**Mantlestates**  
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.



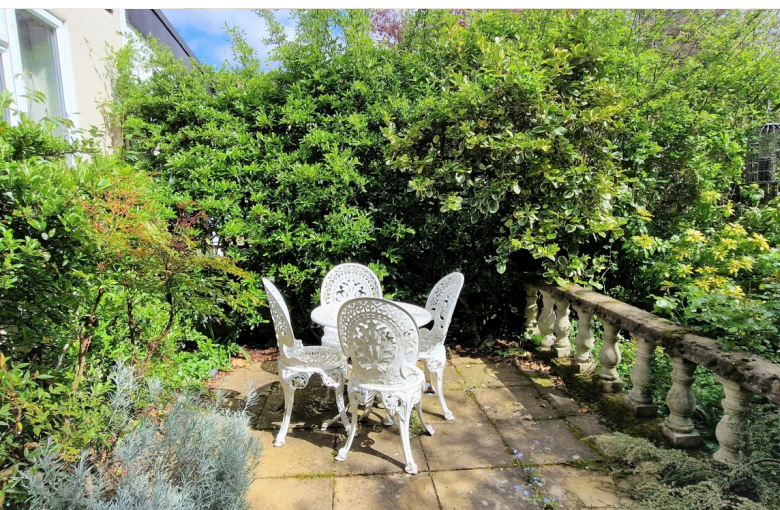
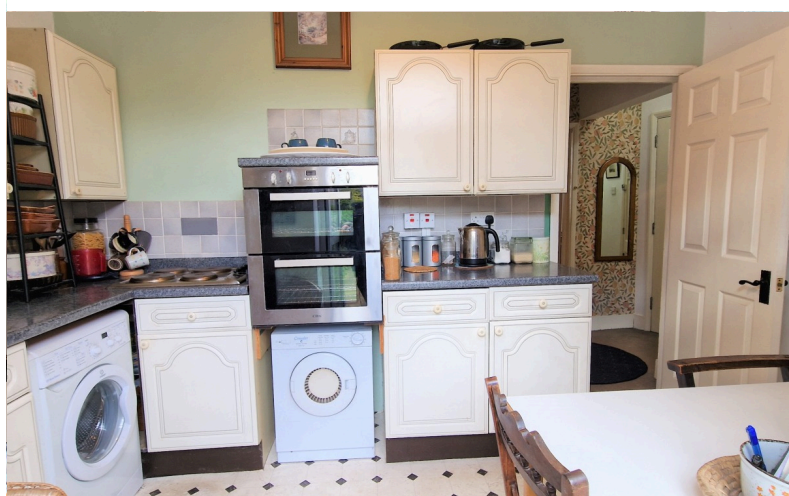




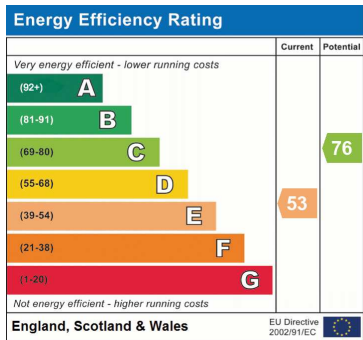












Address: Friern Park, London, N12



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".

