



ETCHINGHAM PARK ROAD

LONDON, N3 2EA

£375,000
SHARE OF FREEHOLD

We are delighted to offer this exceptionally well presented and spacious two double size bedroom top floor flat in this popular and well maintained purpose built block which has been finished to an excellent standard and is situated in a sought after popular residential location off Ballards Lane. The apartment is also situated close to the greenery of Victoria Park.

The apartment includes the following benefits: a Share of the Freehold with 958 years approx. remaining on the lease, a balcony off the lounge with panoramic views across London, an allocated parking space, a large well maintained communal garden, an energy efficiency rating of C, a spacious lounge, a modern fully fitted kitchen, modern fully tiled bathroom with shower to wall and separate hand shower with combined toilet, spacious entrance hall, video entry phone and is mostly double glazed.

The property is also very conveniently situated within very close walking distance of West Finchley (northern line) tube station and is within close proximity to a selection of supermarkets such as

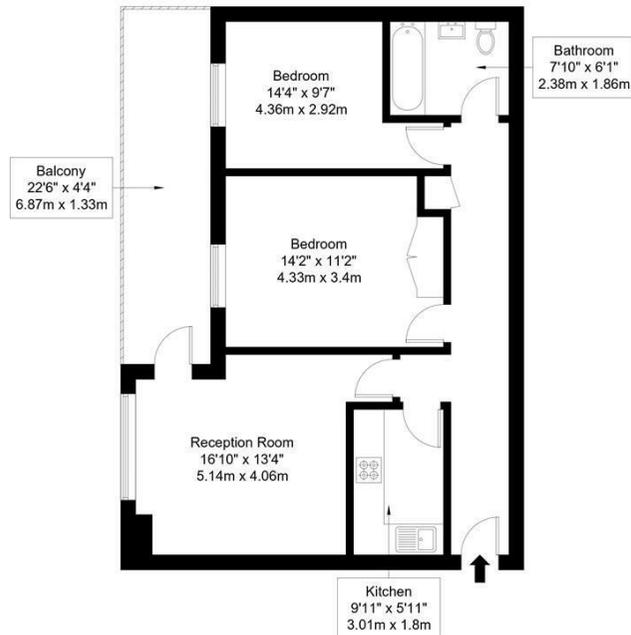
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Etchingam Court, N3 2EA

Approx Gross Internal Area = 66.4 sq m / 715 sq ft

Balcony = 9.1 sq m / 98 sq ft

Total = 75.5 sq m / 813 sq ft



Third Floor

Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Finchley Lettings
358 Regents Park Road
Finchley
London
N3 2LJ

020 8346 9122
info@davidharris.co.uk
www.davidharris.co.uk

david harris & co