



GREAT NORTH ROAD, N6
£850,000 SHARE OF FREEHOLD

AN EXTRAORDINARY AND GENEROUSLY PROPORTIONED
THREE BEDROOM GROUND FLOOR CONVERSION WITH
DIRECT ACCESS TO A LARGE PRIVATE REAR GARDEN.

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DESCRIPTION:

This extended property comprises over 1215 sq. ft. accommodation featuring a large reception room and main bedroom. It is presented in very good decorative condition and each of the bedrooms has en suite facilities. The flat has sole use of the rear large garden and is being sold chain-free.

LOCATION:

The property is located between Highgate and East Finchley, at the meeting point of Woodside Avenue. Highgate Woods & Highgate Tube Station are each with a mile whilst the flat is conveniently positioned for easy access to local shops and bus routes.

TENURE 7 GROUND RENT:

New Lease to be created with SHARE OF FREEHOLD. Ground Rent - Peppercorn

SERVICE CHARGE:

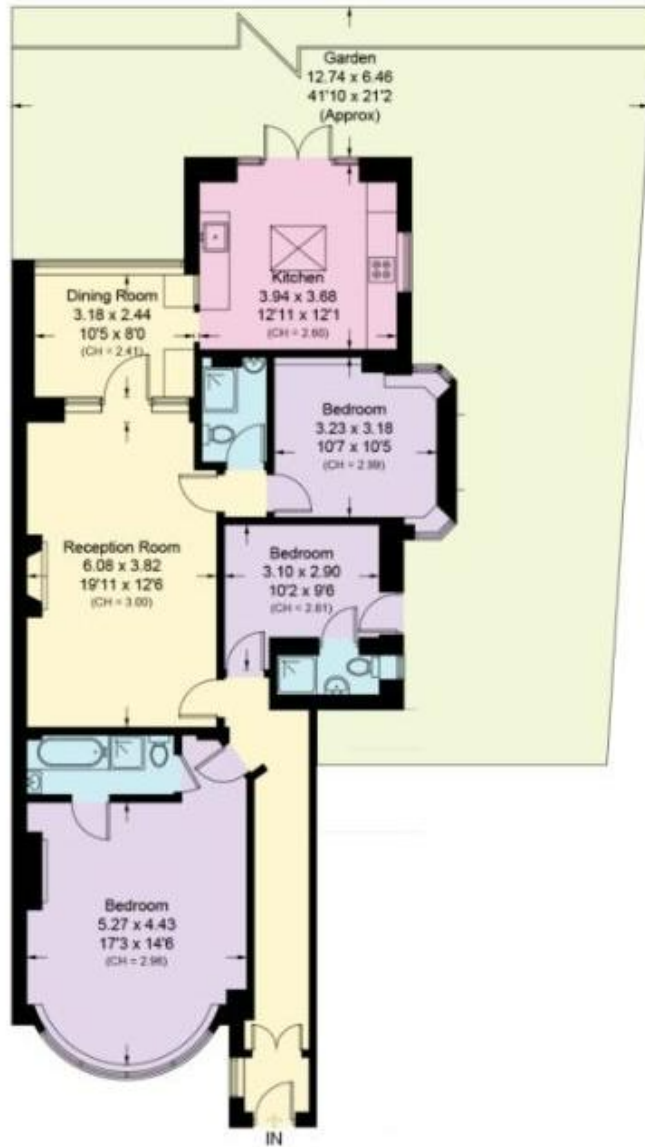
TBA

COUNCIL TAX:

London Borough of Haringey. COUNCIL TAX BAND: E (£2,297.44 for 2022/23).



Approximate Area = 112.9 sq m / 1215 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



Ground Floor Flat 1
Approximate Area = 112.9 sq m / 1215 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
(Excluding Boiler)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(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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