



NORTH FINCHLEY OFFICE
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“50 years of fulfilling dreams”

Ashurst Road

North Finchley, N12

-  2 DOUBLE BEDROOMS
-  2 RECEPTION ROOMS
-  OPEN PLAN KITCHEN
-  PRIVATE GARDEN
-  TRANSPORT LINKS
-  SHARE OF FREEHOLD



A newly converted ground floor two double bedroom, two reception room property, boasting a brand new lease and private garden.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA



Regulated by RICS

North Finchley, N12

- Ground floor
- Newly converted
- Excellent school catchment
- Close to amenities
- Ample storage
- Transport links

THE OWNERS LOVE

"We have finished the property to a high standard!"

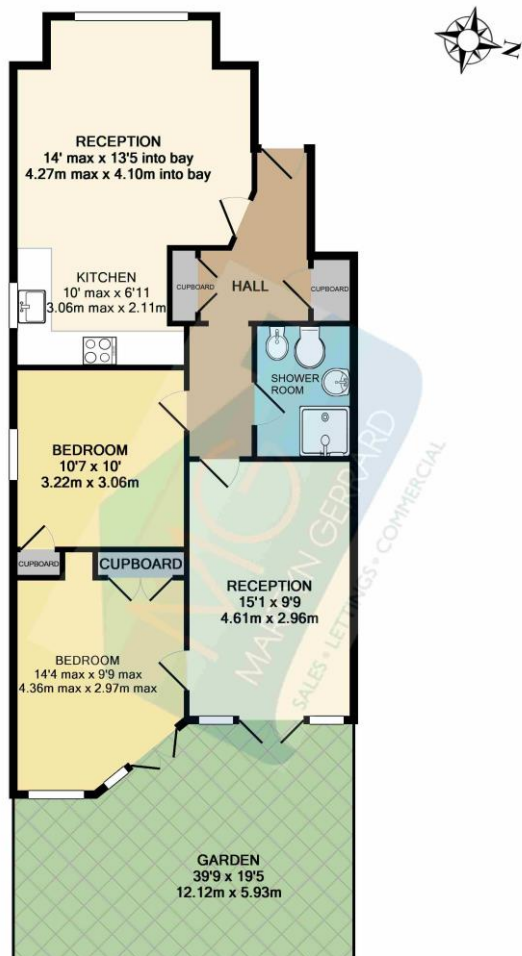
"The location is amazing for the local routes, taking you to many different destinations"

"That the second reception room leads directly out to the private rear garden"

WE'VE NOTICED

The property is within the catchment area of both Compton School and Wren Academy, which are both rated "outstanding" by Ofsted.

The property will attract interest from both first time buyers and rental investor alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

OIEO **£425,000** Share of Freehold