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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**FINCHLEY ROAD  
CHILDS HILL  
LONDON, NW2**

**LEASEHOLD  
OFFERS IN EXCESS OF £425,000  
SUBJECT TO CONTRACT**

SOLE AGENT

This newly refurbished one bedroom 'loft' style apartment (56.9 sq m/612 sq ft) is located at the top end of the Finchley Road above commercial property. The apartment benefits from an open plan kitchen living room with double sliding doors onto the bedroom, allowing good natural light from front to back of the property. The stylishly designed shower room situated to the rear of the property on a lower mezzanine floor, off the living room.

There is a selection of coffee shops, supermarkets and a gym all within a two-minute walk of the apartment. Golders Green station is approximately 16 minutes' walk away and there are lots of bus routes into central London, right outside the front door.



## ACCOMMODATION

- Open Plan Kitchen/Dining Area
- Bedroom
- Shower Room

## AMENITIES

- Newly renovated communal areas
- Video entry system and intercom
- Residents Permit On-Street Parking

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COUNCIL TAX

Barnet (Band D)

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EPC RATING:

C

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### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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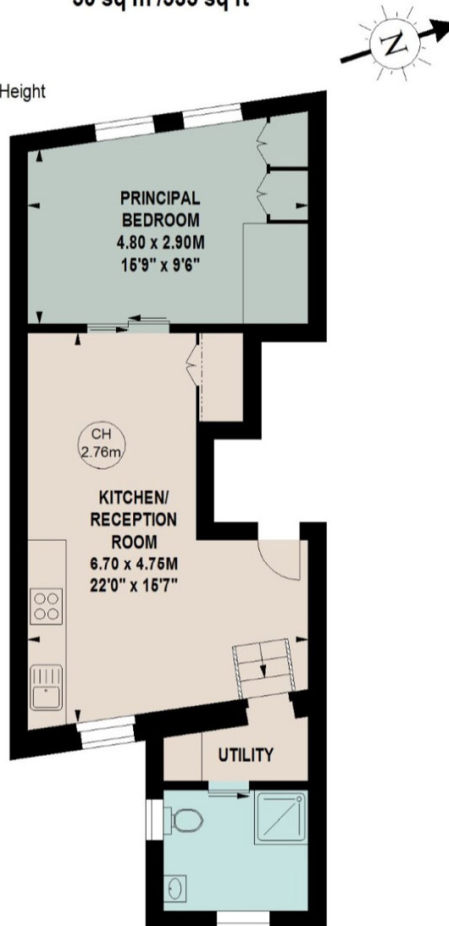
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## Finchley Road, Childs Hill NW2

Approximate gross internal area  
50 sq m / 535 sq ft

Key:  
CH - Ceiling Height



### First Floor

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. 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+)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(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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