

est 1979

 **Jeremy
Leaf & Co.**



Granville Road, London

£400,000

- Two Double Bedrooms
- Own Section of Garden (as pictured)
- Additional Off-Street Parking
- Close to the green spaces of Victoria Park
- No Service Charges & Peppercorn Ground Rent
- Own Garage
- 0.6 miles to West Finchley Underground Station
- Sought-after Schools and Amenities Nearby

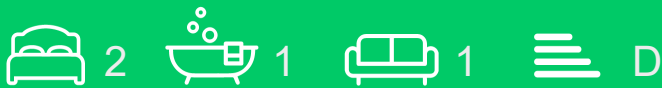
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020 8446 4295

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Granville Road, London, N12 0HS

This charming first floor flat offers a delightful living experience in a well-maintained purpose-built property. Spanning 646 square feet, the flat features two generously sized bedrooms, a well-appointed bathroom and a bright and airy reception room. The property further benefits from its own section of garden and a garage, as well as off-street parking.

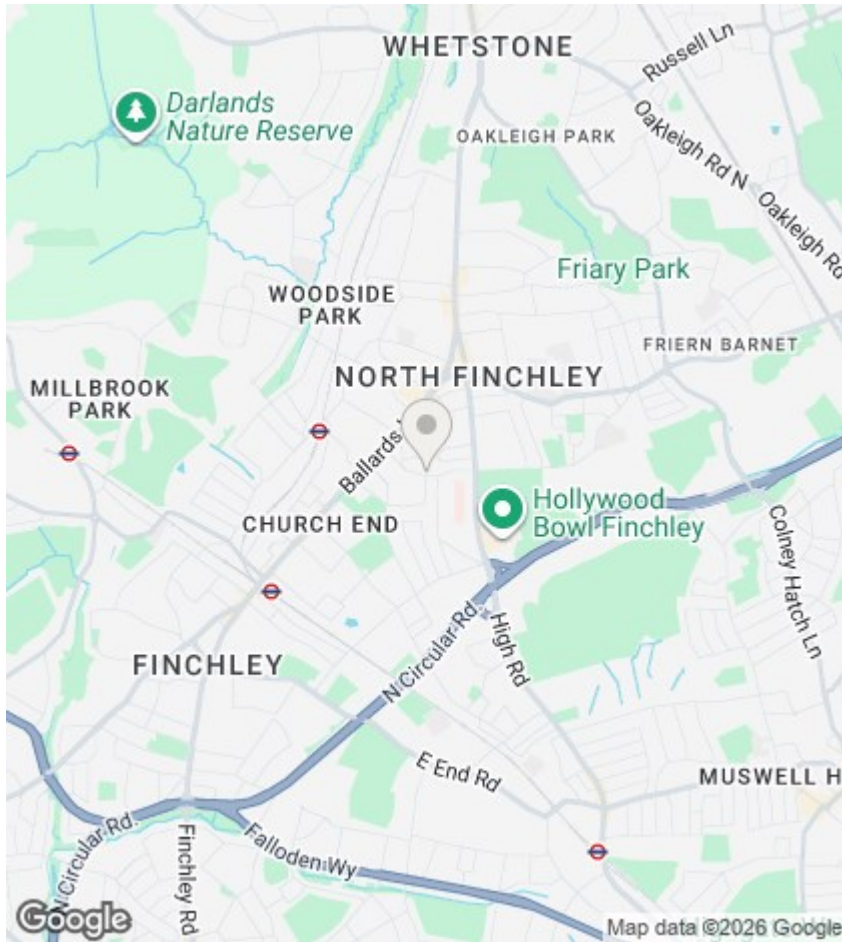
Situated 0.6 miles to West Finchley (Northern Line) tube station, this flat is in close proximity to sought-after schools and the shopping and transport amenities of Ballards Lane. With no service charges and minimal ground rent, this property makes a great investment or first-time buy.



Council Tax Band: D







Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

