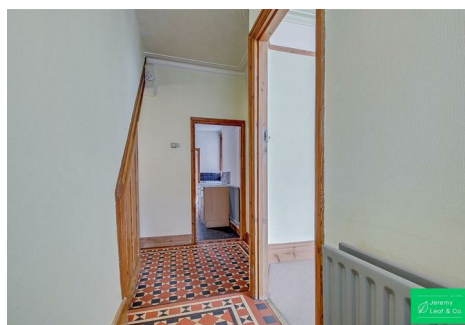


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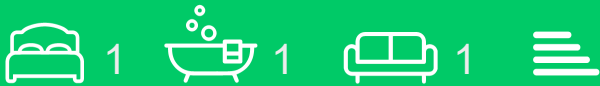
Etchingam Park Road, London

£425,000

- Ground Floor Flat
- Reception Room
- Bathroom
- Direct Access to Private Garden
- 0.8 miles to Finchley Central Station
- One Bedroom
- Kitchen/Diner
- Utility Cupboard
- Off Street Parking
- Less than 100 metres from Victoria Park

# Etchingam Park Road, London, N3 2EE

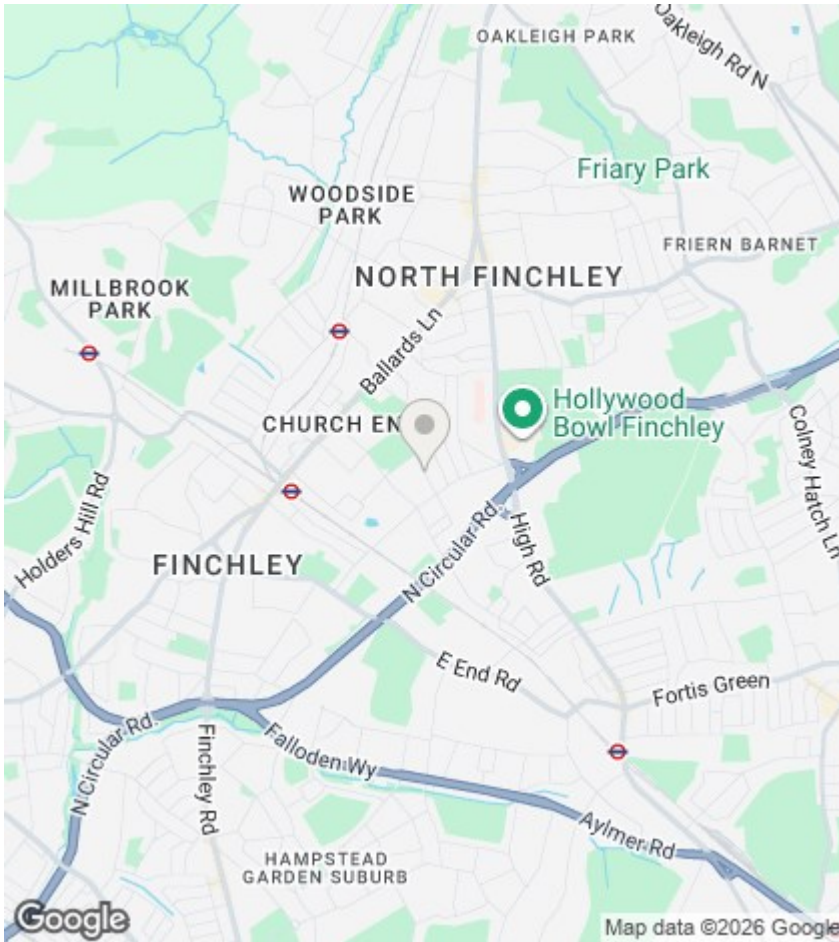
This attractive and very spacious (over 600 sq ft) one bedroom flat occupies the ground floor of a converted house and offers a lot of potential for the keen decorator with its abundance of original features. Featuring a large living room, kitchen-diner and a bedroom overlooking a secluded garden, this property also benefits from a utility area and ample storage. Located within minutes of Victoria Park and its leisure facilities, it is also 0.8 miles to Finchley Central's transport and amenities. No service charge and with Freehold for sale. Offered chain free - viewing recommended.



Council Tax Band: C







### Directions

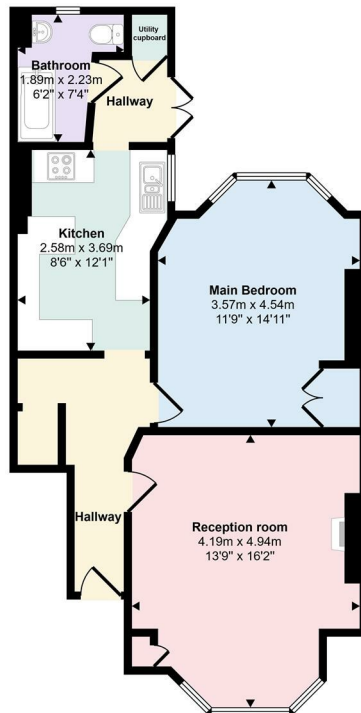
### Viewings

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

### EPC Rating:

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

Approx Gross Internal Area  
58 sq m / 627 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.