



**BENJAMIN
STEVENS.**
estate agents



Flat 2 18 Granville Road, North Finchley, N12 0HJ

£1,495 PCM

A recently refurbished ground floor one bedroom flat. Located in Granville Road, North Finchley the flat is within walking distance of Finchley Central Underground Station and West Finchley Underground Station. The property benefits from an open plan kitchen/living room, shower room and also its own section of rear garden. Access to the garden is direct from the living room and inner lobby. There is also wooden flooring, double glazing and gas central heating.

Communal Entrance:

Door to ground floor

Own Front Door:

Living Room 18'0" x 11'8" including kitchen (5.49m x 3.56m including kitchen)



Wooden flooring, fire place feature (not in use), newly painted walls, decorative ceiling, coved cornicing, picture rail, double glazed windows and doors to garden, door to bedroom, cupboard with boiler

Open Plan Kitchen:



Brand new fitted wall and base units, electric hob with extractor over, electric oven, fridge/freezer, part tiled walls

Bedroom: 11'5" x 10'5" (3.48m x 3.18m)



Newly painted walls, new carpet, double glazed window, fitted cupboard, door to inner lobby

Inner Lobby

Washing machine, newly tiled floor, newly painted walls, double glazed door to garden, door to shower room

Shower Room:



Brand new fitted three piece white suite comprising shower cubicle, wash hand basin with storage under, low level wc, tiled walls and floor, 2 x double glazed window

Garden:



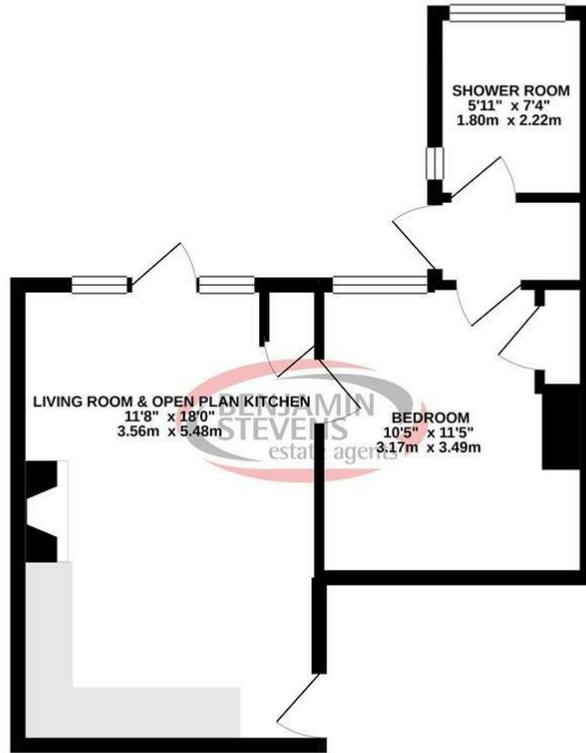
Section of rear garden, please note the fence is to be erected to separate the garden, lawn and patio area, shed

Council Tax:

Barnet Council Tax Band C £1,427.41 2020/2021. Applicants should note that this charge is subject to change and that at the time of coming to the market charges for 2021/2022 have not yet been released.

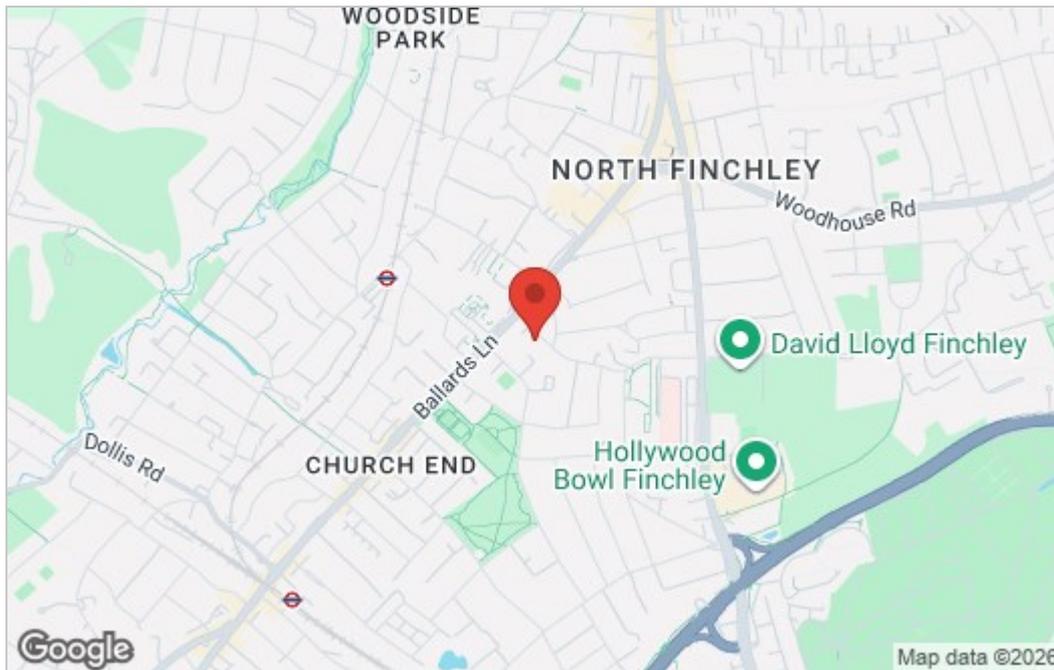
Floor Plan

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

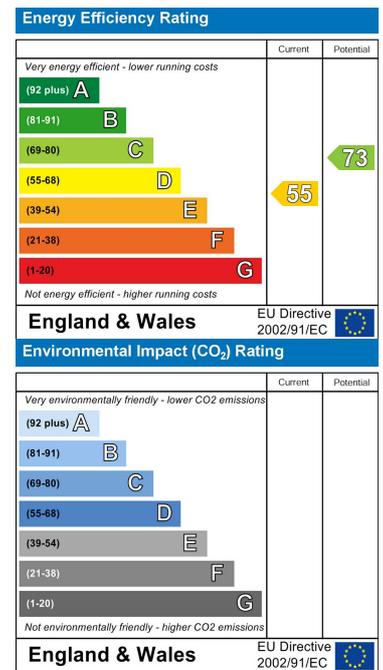


TOTAL FLOOR AREA: 381 sq.ft. (35.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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