



## FINCHLEY ROAD LONDON, NW3

£850,000  
LEASEHOLD

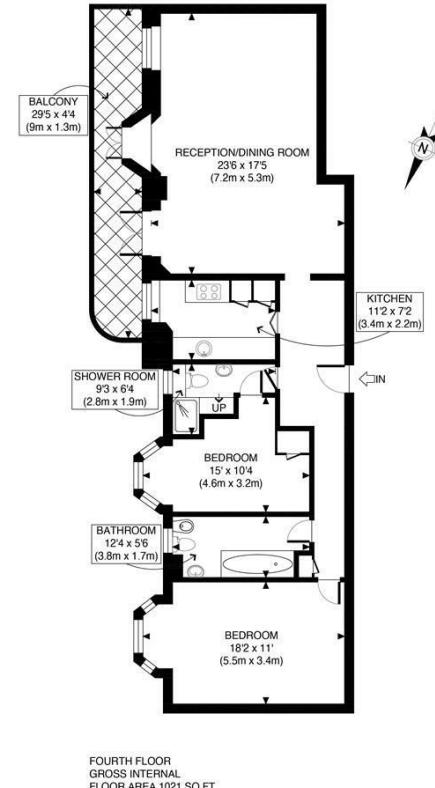
Welcome to this charming property located on Finchley Road in the heart of London! This delightful home boasts a generous 1,076 sq ft of living space, offering ample room for comfortable living.

Upon entering, you are greeted by a bright and airy reception room, perfect for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms, providing a peaceful retreat for a good night's sleep. With two bathrooms, convenience is key, ensuring no more morning queues for the shower!

Situated in a prime location, this property is surrounded by numerous amenities, making daily life a breeze. From trendy cafes to convenient shops, everything you need is right at your doorstep.

Don't miss the opportunity to make this spacious property your new home. Contact us today to arrange a viewing and experience the best of London living at Finchley Road!

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|   |                             |
|---|-----------------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT / 95 SQM   | St Johns Court              |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 03/05/04<br>photoplans |



| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       | 81        |
| (55-68)  | D                       |           |
| (39-54)  | E                       | 74        |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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