

**Flat 5 18 Granville Road, North Finchley, N12 0HJ**  
**£1,200 PCM**

Available now is this newly refurbished second 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 a brand new open plan kitchen and bathroom. There is also wooden flooring, double glazing and gas central heating.

Please call us on 020 8958 1118 to arrange a viewing.

**Communal Entrance:**

Stairs to first floor

**Own Front Door:**

On first floor, stairs leading up to second floor

**Living Room 16'7" x 12'0" including kitchen  
(5.05m x 3.66m including kitchen)**

Wooden flooring, newly painted walls, double glazed windows, door to bathroom, cupboard with boiler, spotlights

**Open Plan Kitchen:**

Brand new fitted base units, electric hob with extractor over, electric oven, washing machine, fridge/freezer in recess, part tiled walls, newly painted walls

**Bathroom:**

Brand new fitted three piece white suite comprising bath with shower over, shower screen, wash hand basin with storage under, low level wc, part tiled walls, tiled floor, double glazed window

**Bedroom: 12'0" max x 10'w" (3.66m max x 3.05mw" )**

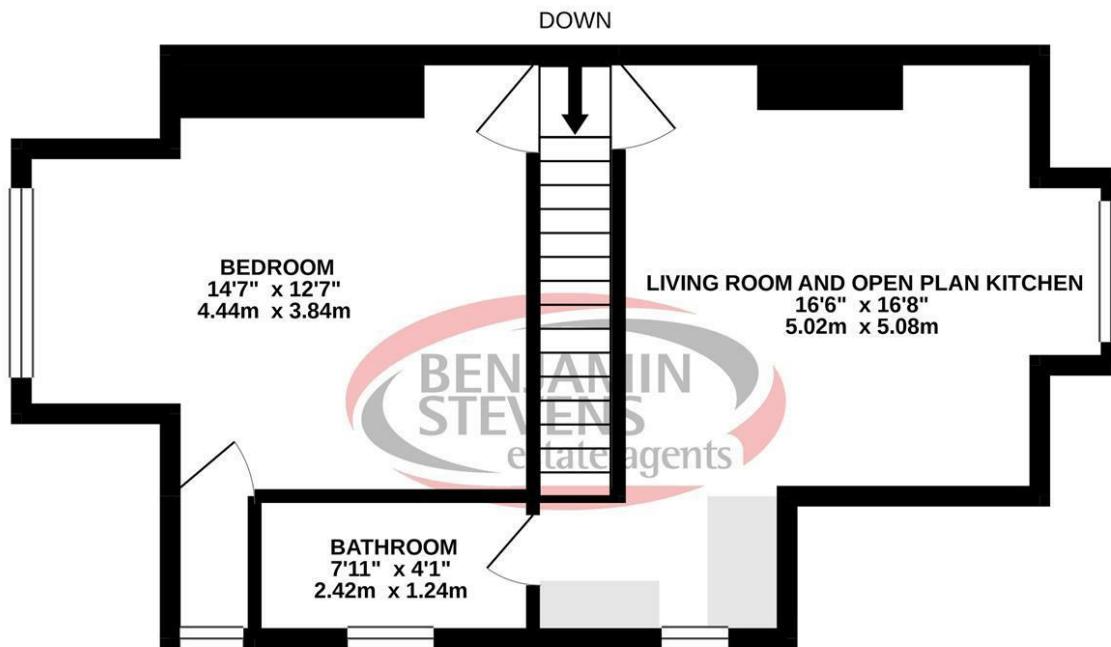
Newly painted walls, new carpet, double glazed window, walk in storage cupboard with window

**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

**SECOND FLOOR**  
410 sq.ft. (38.1 sq.m.) approx.

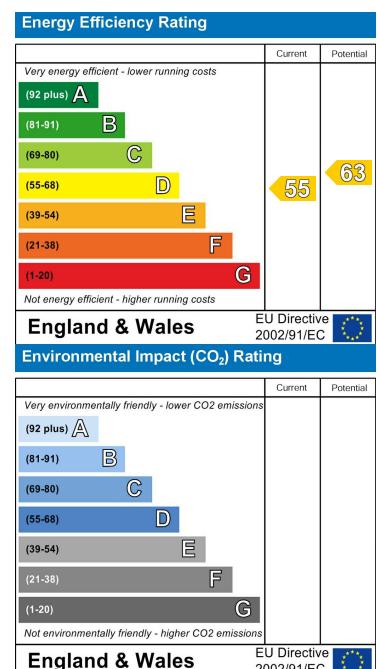


TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)