



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Dollis Park, Finchley, N3
Price £1,950 pcm - To Let

A one bedroom ground floor period conversion with direct access to a private section of garden and off street parking, situated within close walking distance to Finchley Central Underground Station. Boasting an array of period features and flooded in natural light throughout, the accommodation comprises a large reception room, separate kitchen with a breakfast bar, large double bedroom with built in wardrobes, and a luxurious shower room. Externally the property has direct access from the kitchen or bedroom to a large section of garden, and to the front of the property has off street parking for one car. The property is conveniently located only moments away from the multiple amenities on Regents Park Road.

Material Information:

The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is one off street parking space and additional CPZ street parking is available with parking restrictions between 10:00 - 16:00, Monday to Friday. A permit can be obtained from Barnet Council.

Please note that £1,950 per calendar month is the equivalent of £450 per week

Council Tax: Barnet Band C

Tenancy Term: 12 months

Approx. Floor Area: 778 sqft (72.28 sqm)





GROSS INTERNAL AREA
TOTAL: 72 m²/778 sq ft
GROUND FLOOR: 72 m²/778 sq ft
EXCLUDED AREA: GARDEN: 79 m²/852 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



