



Ground Floor Flat 8 St Marys Road, North Finchley
North Finchley

£500,000



Occupying a sought-after position on the ever-popular **St Mary's Road, NW11**, this beautifully presented **two-bedroom, two-bathroom ground floor apartment** offers approximately **713 sq.ft.** of well-planned accommodation, complemented by a substantial **private rear garden** extending to over 36ft in length.

Ideal for first-time buyers, downsizers, young families and investors alike, the property combines generous living space, modern convenience and an exceptional location within one of North West London's most desirable residential neighbourhoods.

The accommodation comprises a spacious principal bedroom featuring fitted wardrobes and a contemporary **en-suite shower room**, alongside a well-proportioned second bedroom served by a modern family bathroom. At the heart of the home is an impressive open-plan living and dining area, providing excellent space for both everyday living and entertaining. The adjoining fitted kitchen offers ample storage and worktop space, while a **skylight above the dining area** floods the room with natural light, creating a bright and welcoming atmosphere throughout the day.

To the rear, double doors open onto a superb private garden measuring approximately **36ft x 22ft**, offering a wonderful outdoor retreat for relaxing, entertaining or family enjoyment. Rarely found with apartments of this size, the garden significantly enhances the property's appeal and provides excellent indoor-outdoor living.



Location:

St Mary's Road is one of Golders Green's most desirable residential roads, perfectly positioned to take advantage of the area's outstanding amenities and transport connections.

Walking distance to Brent Cross Underground Station (Northern Line) in 3 minutes and Golders Green Underground Station (Northern Line) within easy reach, providing direct access to Central London, King's Cross, Bank and the City. Numerous bus routes operate locally, while motorists benefit from convenient access to the **A406 North Circular Road, A1, M1** and routes into Central London.

Residents enjoy proximity to the vibrant amenities of **Golders Green Road**, offering an excellent selection of supermarkets, cafés, restaurants, independent boutiques and everyday conveniences. Nearby **Temple Fortune** provides further shopping and dining options, including popular delicatessens, bakeries and specialist retailers.

The property is exceptionally well placed for access to some of North West London's most highly regarded schools, including **Menorah Primary School, Wessex Gardens Primary School, Garden Suburb Junior School, The Henrietta Barnett School**, and a range of respected independent schools within the Hampstead Garden Suburb area.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

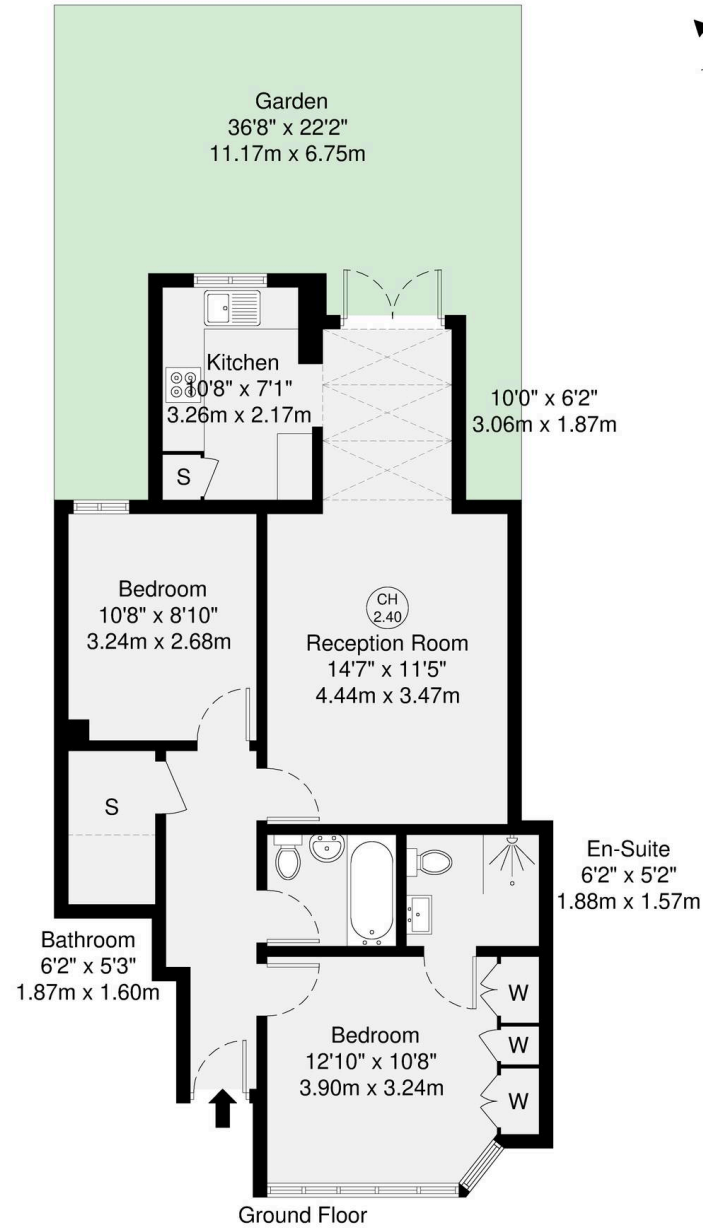


Ground Floor Flat 8 St Marys Road

North Finchley

- Ground Floor Garden Flat
- Two Bedrooms
- Master Bedroom with En-suite Bathroom
- Tiled Family Bathroom
- Large Open Plan Living/Dining Room
- Well-Sized Kitchen
- Private Garden
- Long Lease - 948 Years Remaining
- Service Charge - 50% of Buildings Insurance
- Ground Rent - Peppercorn





GROSS INTERNAL AREA (GIA)
 The footprint of the property
 66.3 sq m / 713 sq ft

TOTAL STORAGE SPACE
 Storage and wardrobe total area
 1.8 sq m / 19 sq ft

EXTERNAL FEATURES
 Garden, Balcony, Terrace, Verandah etc.
 75.4 sq m / 811 sq ft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.5m
 1.3 sq m / 14 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.