



FALKLAND AVENUE, LONDON, N3
£575,000 FREEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM
GROUND FLOOR GARDEN FLAT SITUATED IN
A POPULAR N3 LOCATION**

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DESCRIPTION:

We are pleased to offer this beautifully presented spacious two bedroom conversion flat, situated on a popular turning off Ballards Lane within a short walking distance to shopping amenities, both West Finchley and Finchley central underground stations, Victoria Park and in the catchment area for Good Ofsted Rated Primary Schools. The property comprises of reception room, dining room, kitchen, two bedrooms, bathroom, private rear garden and off street parking. An internal viewing is highly recommended!

COUNCIL TAX:

Band C

AT A GLANCE

- Popular location
- Ground floor flat
- Two bedrooms
- Reception room
- Dining Room
- Private rear garden
- Off street parking





Winkworth



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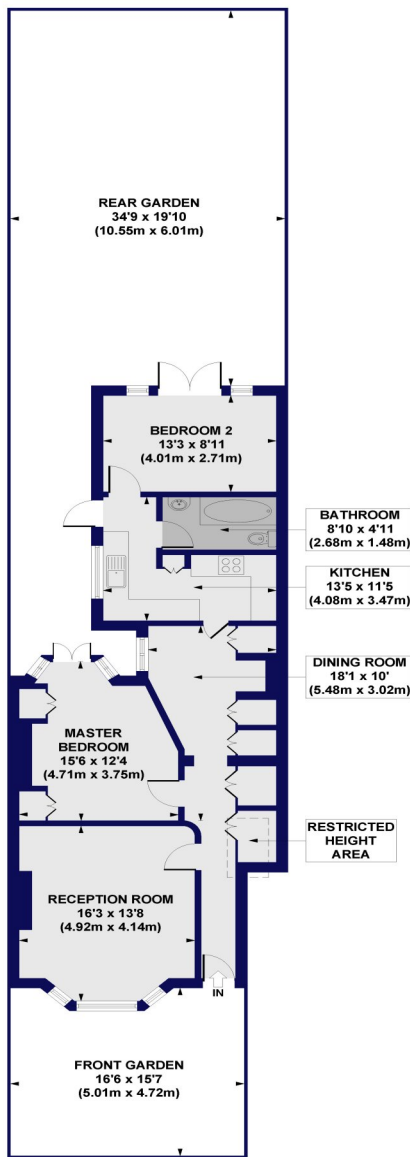
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Falkland Avenue, N3

Approx. Gross Internal Floor Area 876 sq. ft / 81.40 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 856 sq. ft / 79.48 sq. m (Excluding Restricted Height Area)



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |