



PRINCES AVENUE, FINCHLEY, LONDON, N3
 £425,000 SHARE OF FREEHOLD

A PERIOD STYLE TWO BEDROOM FLAT WITH
 THE WOW FACTOR SET ON A PRIME ROAD IN
 N3.

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

Set in a prime location off Ballards Lane within close proximity to Victoria Park, shops, local amenities and transport links, including Finchley Central underground, we are delighted to offer to the market this brand new and fully refurbished two bedroom period style conversion set on the top floor. This wonderful property comprises of a spacious open plan living / dining / fully fitted kitchen area with a large and bright window allowing a lot of natural light to beam through, two bedrooms with fitted wardrobes in the main bedroom and a modern fitted bathroom. Further benefits include a share of the freehold and a ten year build guarantee.

Offered on a chain free basis an internal viewing is highly recommended.

AT A GLANCE

- Set in a period style conversion
- Fully refurbished to a high standard
- Open plan living
- Modern fitted kitchen & bathroom
- Two bedrooms
- Share of freehold
- Ten year build guarantee
- Chain free



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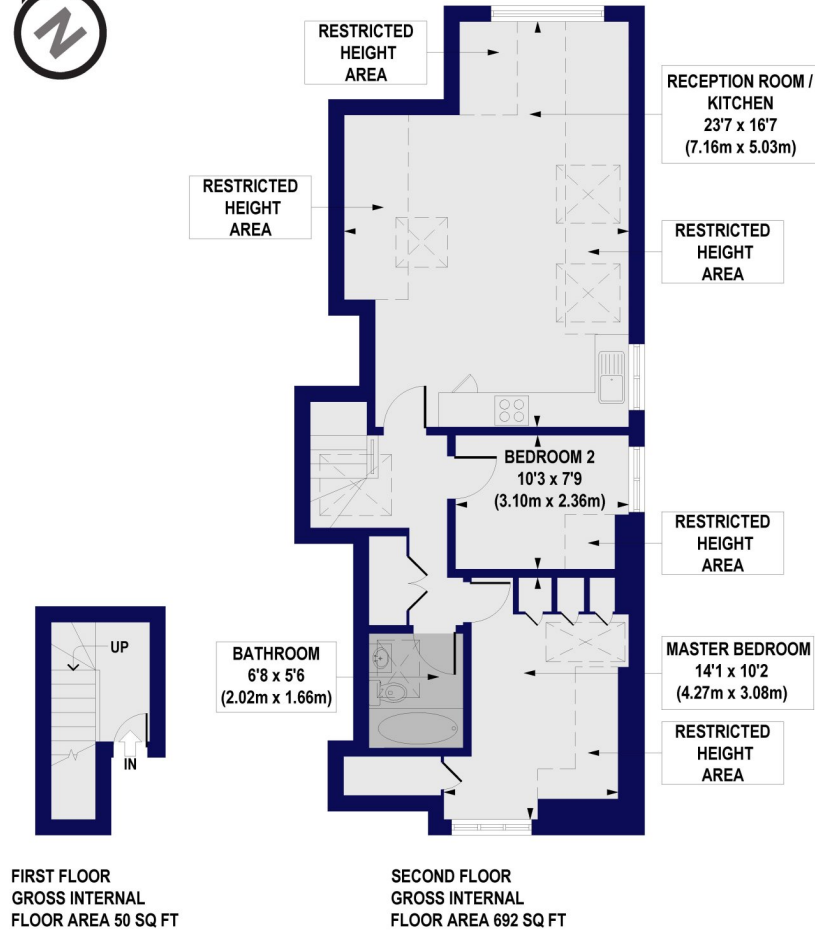
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Princes Avenue, N3

Approx. Gross Internal Floor Area 742 sq. ft / 68.95 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 535 sq. ft / 49.66 sq. m (Excluding Restricted Height Area)



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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