

**PRINCES AVENUE, FINCHLEY, LONDON, N3  
£475,000 LEASEHOLD**

**A WELL-PRESENTED SPACIOUS TOP FLOOR FLAT  
IDEALLY LOCATED FOR AMENITIES & TRANSPORT LINKS**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



## DESCRIPTION:

We are pleased to offer this spacious top floor flat boasting over 1000 sq.ft of living space, ideally located for all the amenities on Ballards Lane, Victoria Park and transport links, such as Finchley Central underground station. This well-presented property comprises of living room, dining room, separate fully fitted kitchen, two bedrooms, two bathrooms (one en suite) and private balcony. Further benefits include high ceilings, period features, communal roof terrace, an abundance of storage throughout, including a very large loft space with excellent potential for conversion (stpp) and being offered on a chain free basis. An internal viewing is highly recommended!

## TENURE:

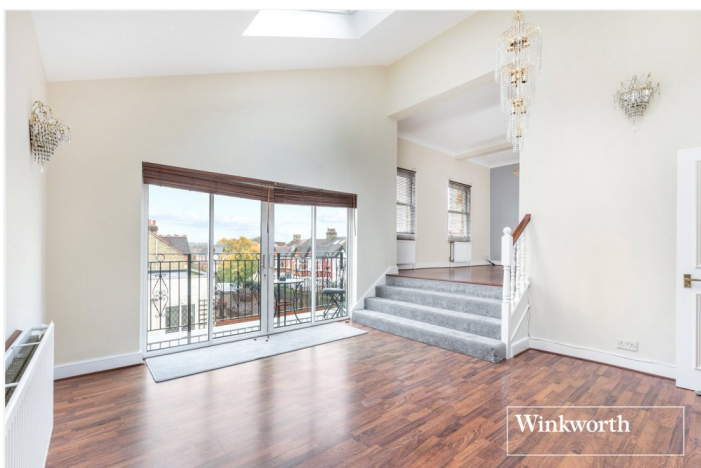
Leasehold: 89 years  
 Service Charge: £1597.00 per annum  
 (Incl. Building Insurance & Maintenance)

## COUNCIL TAX:

Band D

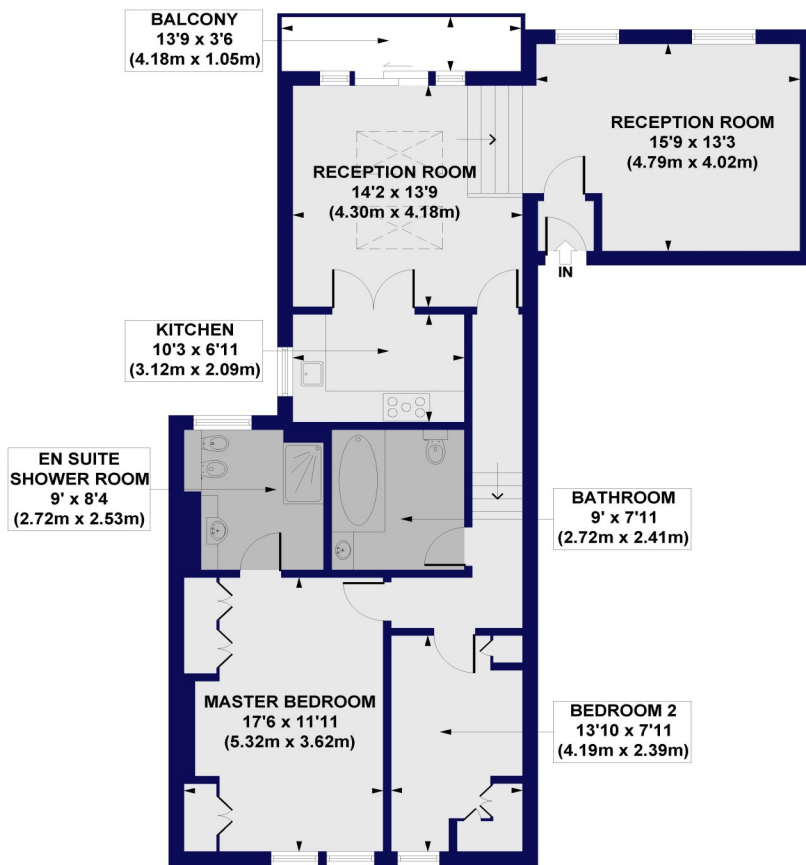
## AT A GLANCE

- Top floor flat
- Two receptions rooms
- Two bedrooms
- En suite to master bedroom
- Separate fully fitted kitchen
- Private balcony
- Communal roof terrace
- Offered chain free





**Stanton Court, Princes Avenue, N3**  
 Approx. Gross Internal Floor Area 1060 sq. ft / 98.51 sq. m



**SECOND 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 Create. 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.

**Winkworth**

