



CONSTABLE CLOSE, LONDON, N11  
**£325,000 LEASEHOLD**

**A WELL PRESENTED, ONE BEDROOM,  
GROUND FLOOR FLAT.**

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

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## DESCRIPTION:

We are pleased to offer this, well presented, one bedroom, ground floor flat - set in the heart of Friern Barnet, close to local shops, schools (Compton, Wren Academy and Woodhouse college), and transport links including Arnos Grove underground (Piccadilly Line), New Southgate overground, and multiple bus routes.

The property is set in a gated complex, with private parking and communal grounds, and it is comprised of an open plan living / dining / kitchen area, modern bathroom and double bedroom.

This would make an ideal first time buyers purchase, or buy to let investment.

An internal viewing is highly recommended.

## AT A GLANCE

- Set in a gated development
- Ideal location for amenities & transport links
- Ground floor
- Open plan living
- Double bedroom
- Modern kitchen & bathroom
- Allocated parking
- Communal grounds

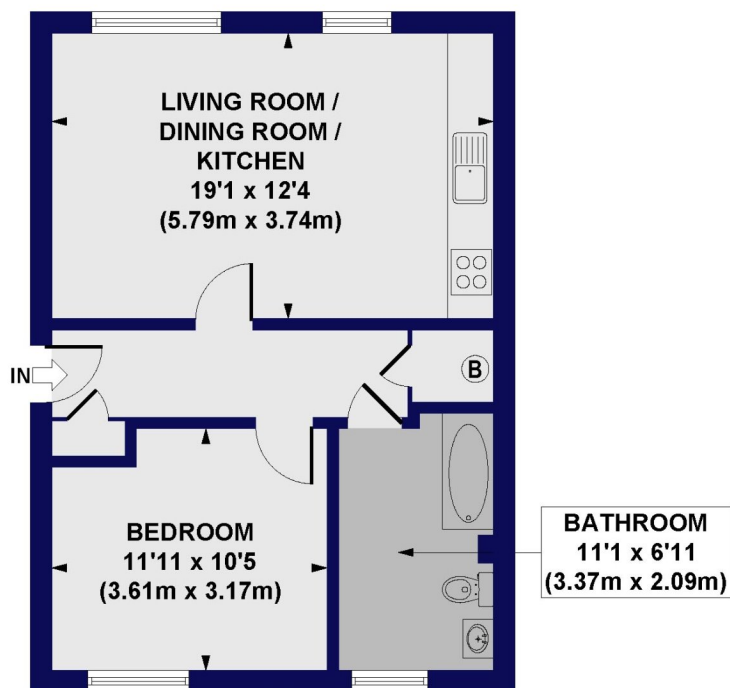








**Gibson Court, Constable Close, N11**  
Approx. Gross Internal Floor Area 520 sq. ft / 48.35 sq. m



**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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		

**Tenure:** Leasehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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