



## Cornwall Avenue, London, N3

£550,000 *Leasehold*

2 1 1

A luxury two bedroom apartment, set in a private gated development situated within a five minute walk to Finchley Central underground station and shopping amenities.

This stunning property has been equipped with all the mod cons and comprises two bedrooms, stylish bathroom and large open plan living room/fully fitted kitchen area.

### KEY FEATURES

- Gated development
- Ideal location for transport & amenities
- First floor
- Two bedrooms
- Open plan living
- Modern kitchen & bathroom
- Chain free



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Further benefits include secure video entry system, under floor heating, gas central heating and double-glazed windows.

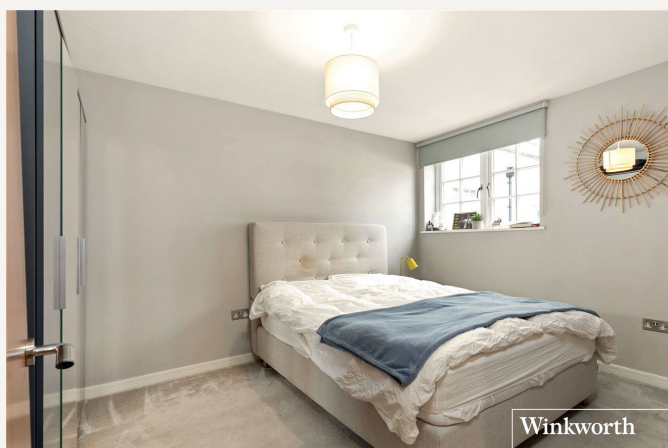
Offered on a chain free basis.







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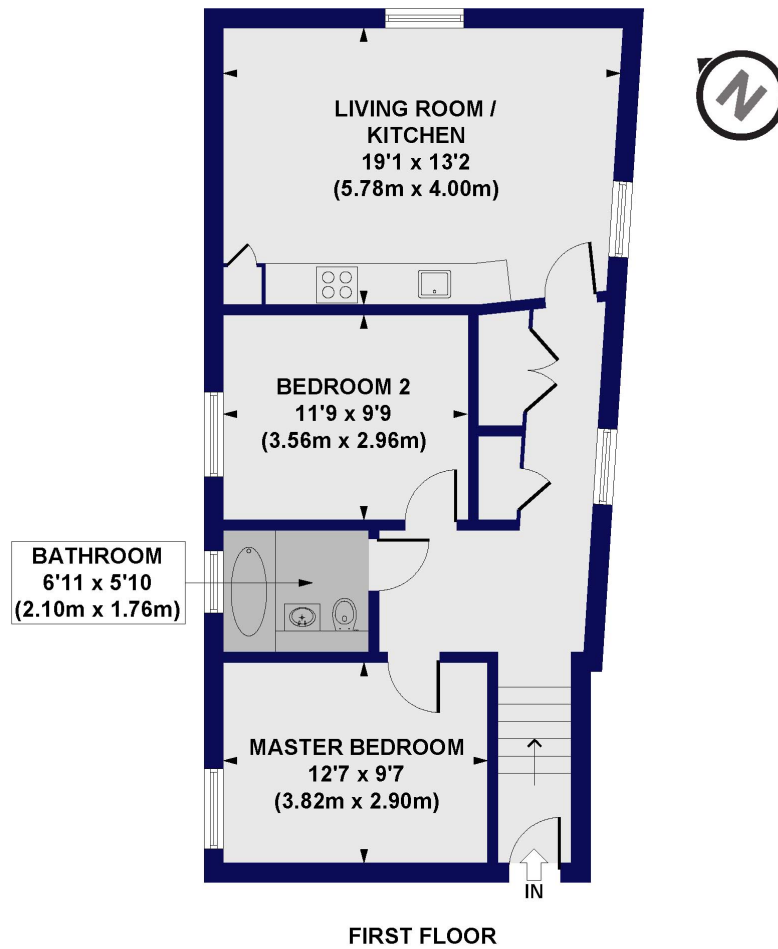


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## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 116 year and 1 months  
**Service Charge:** £2200 per annum  
**Ground Rent:** £450 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** C

**Cornwall Works, Cornwall Avenue, N3**  
 Approx. Gross Internal Floor Area 699 sq. ft / 64.91 sq. m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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