



**ST. MARY'S AVENUE, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD**

**A FIRST FLOOR TWO BEDROOM CONVERSION
FLAT SET IN A PRIME LOCATION**

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



DESCRIPTION:

Set in a much sought-after turning off Hendon Lane within easy access to Windsor Open space, amenities and public transport, we are pleased to offer this well-presented two bedroom first floor conversion flat set in a period style building. The property comprises of master bedroom with fitted wardrobes, second double bedroom, family bathroom and an open plan kitchen/living room. Further benefits include a parking space, a share of the freehold and being offered on a chain free basis. An internal viewing is highly recommended!

TENURE:

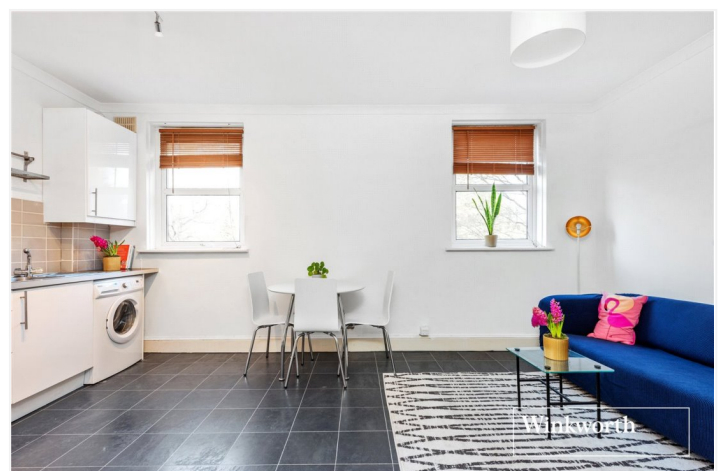
Share of Freehold

Service Charge: £1200.00 per annum

COUNCIL TAX: Band D

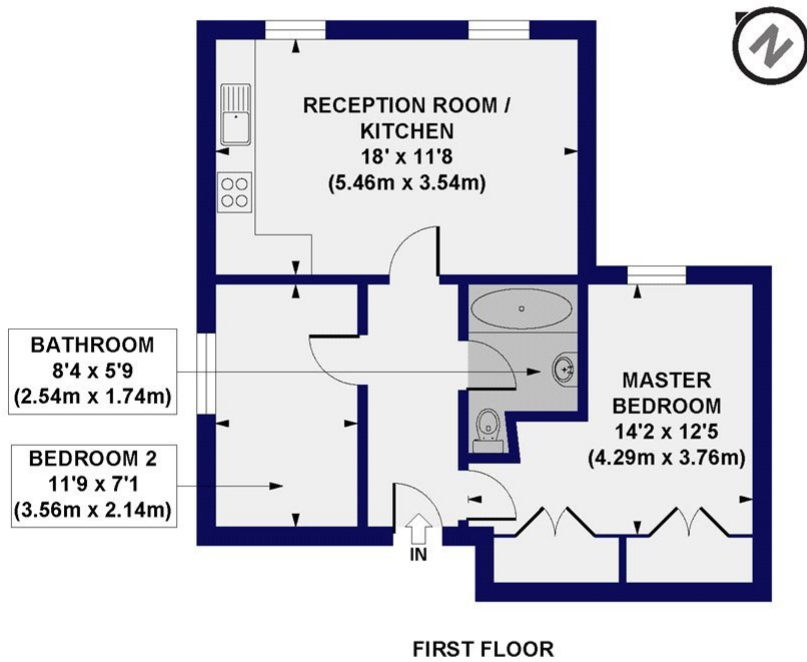
AT A GLANCE

- First floor conversion
- Much sought-after turning
- Two double bedrooms
- Open plan kitchen/living room
- Parking space
- Share of freehold
- Chain free





Mary's Avenue, N3
 Approx. Gross Internal Floor Area 570 sq. ft / 52.99 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			