



Princes Avenue, London, N3 £335,000 *Leasehold*



We are pleased to offer this second flat ideally located for all the amenities on Ballards Lane, Victoria Park and transport links, such as Finchley Central underground station. This well-presented property has recently been decorated throughout and comprises of high ceilings, an open plan living / kitchen (with new appliances), double bedroom and bathroom. Further benefits include a spacious communal roof terrace.

KEY FEATURES

- Second floor flat
- Open plan living / kitchen area
- Double bedroom
- Modern bathroom
- Communal roof terrace
- Offered chain free



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The property is being offered on a chain free basis.
An internal viewing is highly recommended.

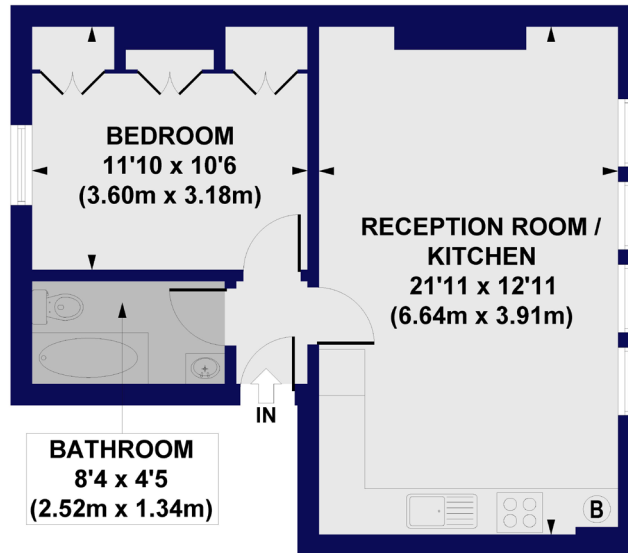




MATERIAL INFO

Tenure: Leasehold
Term: Expires 15/12/2112
Service Charge: £1560.88 per annum
Ground Rent: £200 Annually
Council Tax Band: C
EPC rating: C

Stanton Court, Princes Avenue, N3
Approx. Gross Internal Floor Area 468 sq. ft / 43.47 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 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	69 C	73 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



<https://www.winkworth.co.uk/sale/property/FIN250383>

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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