



**CORNWALL AVENUE, FINCHLEY, LONDON, N3  
OFFERS IN EXCESS OF £500,000 SHARE OF FREEHOLD**

## **A WELL-PRESENTED GROUND FLOOR TWO BEDROOM GARDEN FLAT**

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## DESCRIPTION:

Set in an ideal location within easy access to local amenities, transport links and recreational parkland, such as Victoria Park, we are pleased to offer this well-presented two double bedroom ground floor garden flat. The property comprises spacious open plan living/dining/fully fitted kitchen with bi-folding doors leading onto private rear garden, modern bathroom, an en suite and two double bedrooms. Would ideally suit a First Time Buyer or Buy-To-Let Investor. Viewings are highly recommended!

## COUNCIL TAX:

Band D - £1700.99 per annum

## AT A GLANCE

- Ground floor flat
- Open plan living/fitted kitchen
- Two double bedrooms
- Two bathrooms
- Private rear garden
- Share of freehold
- Ideally located







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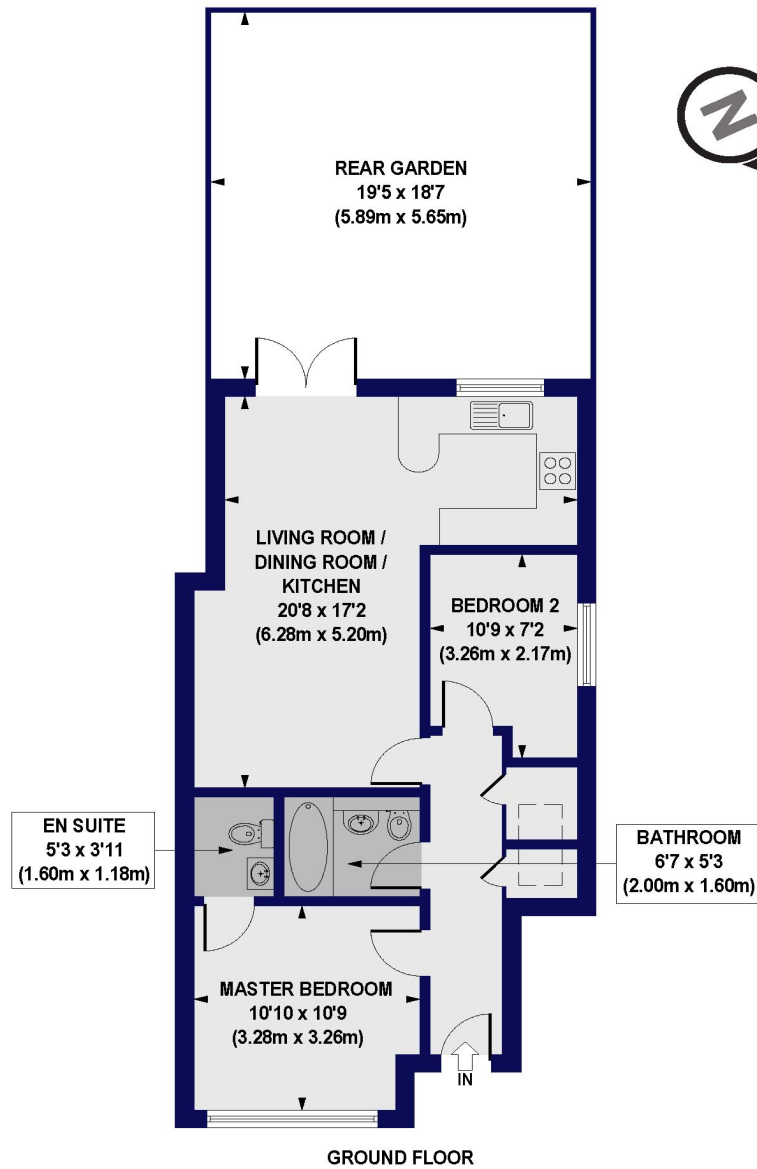


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**Cornwall Avenue, N3**  
 Approx. Gross Internal Floor Area 627 sq. ft / 58.21 sq. m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		