



**ARCADIA AVENUE, FINCHLEY, LONDON, N3**  
**£480,000 SHARE OF FREEHOLD**

**A TWO BEDROOM TWO BATHROOM**  
**2ND FLOOR PURPOSE BUILT FLAT**

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## DESCRIPTION:

A beautifully presented two bedroom second floor purpose built apartment, set in the heart of Finchley Central, conveniently located for local shopping and transport facilities, including Finchley Central underground station (Northern line) which is within a short walking distance away. The property comprises of reception room and two well sized bedrooms all with access to a large balcony, two bathrooms (one en suite), a fully equipped kitchen, lift, allocated secure parking space, and is being offered on a chain free basis. An internal viewing is highly recommended!

## AT A GLANCE

- Purpose built flat
- Two bedrooms
- En suite to master bed
- Balcony
- Off Street Parking
- Offered Chain Free
- Share of Freehold

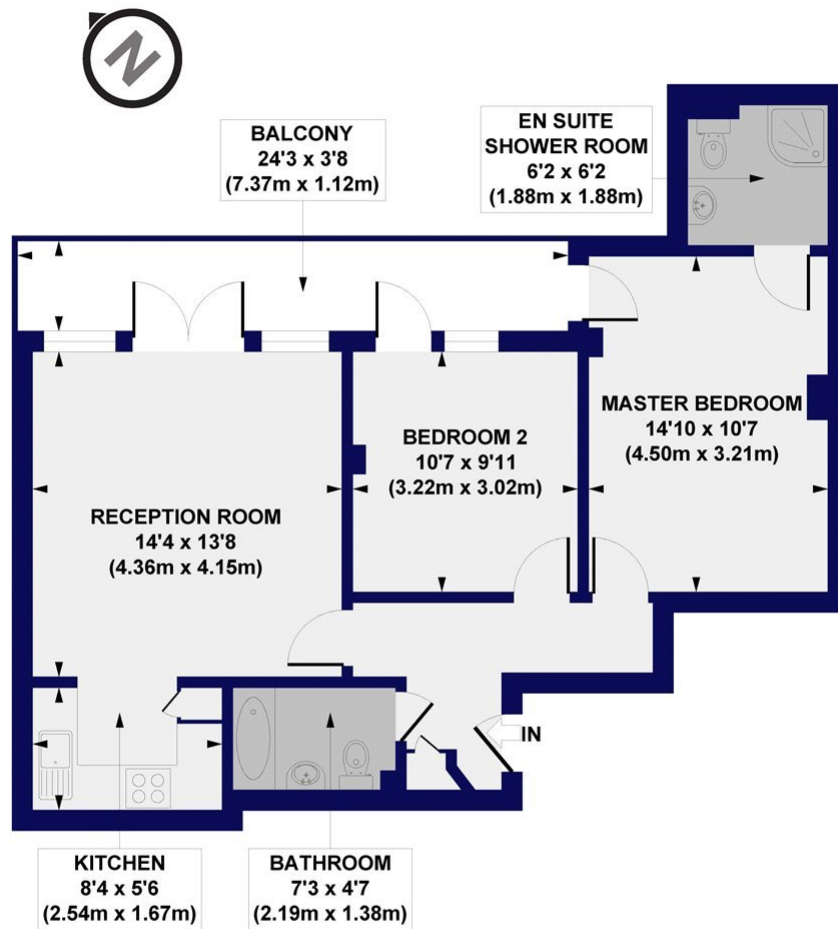






# Gallery Court, N3

Approx. Gross Internal Floor Area 707 sq. ft / 65.7 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	