



## 46 NORMAN COURT

FINCHLEY, N3 1QQ

**£350,000**  
FREEHOLD

For all you first time buyers this is an excellent opportunity to purchase an immaculately presented, bright and spacious (739 square feet) upper floor apartment, in a highly sought after purpose built development situated in the heart of Finchley Central, just a two minute walk from Finchley Central tube station (Northern line) and local shopping amenities.

The property also benefits from having a Share of the Freehold with a very long lease, a large reception room with access to a private balcony, a spacious and modern fully fitted kitchen (with all kitchen appliances included) and modern bathroom, is fully double glazed throughout, has a 24 hour portage service available, residents parking, communal gardens and is energy efficient with an Energy Efficiency Rating of C.

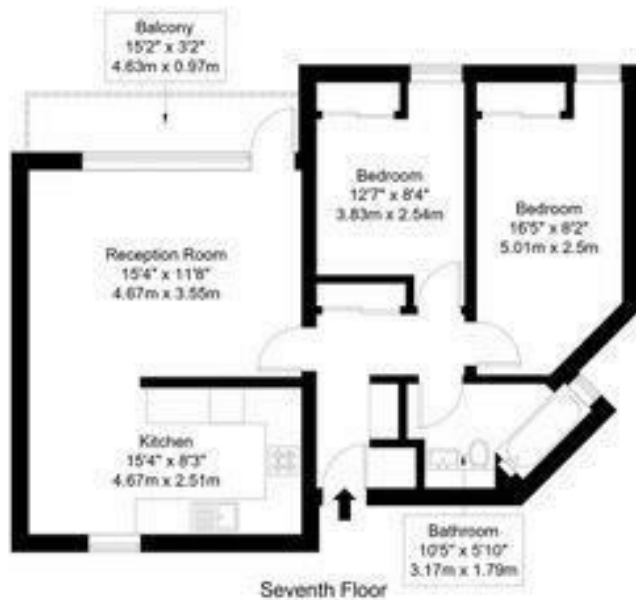
The property is also situated extremely close to Tesco Superstore and Sainsbury's, restaurants, coffee bars, local shops and local transport.

The property is offered chain free and an early viewing is highly recommended.

**david harris & co**

## Norman Court, N31QQ

Approx Gross Internal Area = 64.2 sq m / 691 sq ft  
 Balcony = 4.5 sq m / 48 sq ft  
 Total = 68.7 sq m / 739 sq ft



Ref :

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for guidance purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and all figures have confidence in the information provided. It must not be used as a statement of fact and figures are repeated on the floor plan. There is no liability for particular dimensions. We should only act as a professional and not as a guarantor of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Finchley Lettings  
 358 Regents Park Road  
 Finchley  
 London  
 N3 2LJ

020 8346 9122  
 info@davidharris.co.uk  
 www.davidharris.co.uk

**david harris & co**