



# ABBEY COURT CLANDON GARDENS

LONDON, N3 3BG

**£300,000**  
**LEASEHOLD**

Elegant Two-Bedroom Apartment in Prestigious Gated Development | Finchley Central, N3

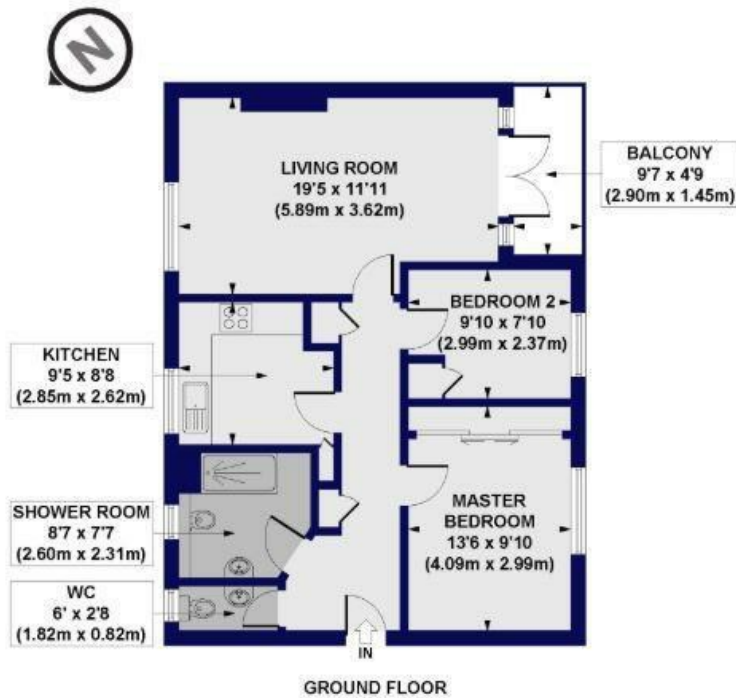
Set within a well-maintained gated development in the heart of Finchley Central, this beautifully presented ground floor apartment offers a perfect blend of comfort, convenience, and lifestyle appeal.

Spanning approximately 718 sq ft, the property opens into a bright and spacious reception room, ideal for both relaxing and entertaining, with direct access to a private balcony overlooking peaceful communal grounds. The layout flows effortlessly into a well-appointed fitted kitchen, designed for practicality and everyday living.

The apartment features two well-proportioned bedrooms, offering flexibility for homeowners, sharers, or those working from home. A modern shower room is complemented by a separate WC,

**david harris & co**

**Abbey Court, Clandon Gardens, N3**  
 Approx. Gross Internal Floor Area 718 sq. ft / 66.68 sq. m



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>	71	77
	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

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