



CRANMER COURT WICKLIFFE AVENUE

LONDON, N3 3HG

£550,000
LEASEHOLD

WE ARE DELIGHTED TO OFFER A HIGHLY SOUGHT AFTER AND RARELY AVAILABLE, EXCEPTIONALLY SPACIOUS (1150 SQUARE FOOT INTERNAL AREA APPROX), WELL PRESENTED AND RECENTLY DECORATED THREE BEDROOM FOURTH FLOOR FLAT IN THIS VERY POPULAR AND EXCEPTIONALLY WELL MAINTAINED PURPOSE BUILT BLOCK, SITUATED IN A QUIET AND POPULAR TREE LINED ROAD IN A PRIME LOCATION OFF PRESTIGIOUS HENDON LANE, CLOSE TO WINSOR OPEN SPACE PARK AND WITHIN THE ERUV. THE APARTMENT ALSO BENEFITS FROM HAVING THE FOLLOWING: A RESERVED AND ALLOCATED PARKING SPACE, A PRIVATE BALCONY AND COMMUNAL GARDENS, A LONG LEASE WITH 940 YEARS REMAINING, A LARGE MODERN AND RECENTLY FITTED FULLY EQUIPPED KITCHEN WITH RECENTLY INSTALLED NEW BOILER, A HUGE L-SHAPED LOUNGE/DINING ROOM LEADING TO A PRIVATE BALCONY, FITTED WARDROBES IN ALL THREE BEDROOMS, A LARGE ENTRANCE HALL WITH FITTED CUPBOARDS, A SHOWER-ROOM WITH WALK-IN SHOWER CUBICLE AND SEPARATE W/C, FULLY DOUBLE GLAZED AND ENTRYPHONE. THE APARTMENT IS ALSO SITUATED VERY CLOSE TO FINCHLEY CENTRAL TUBE STATION (NORTHERN LINE) AND LOCAL TRANSPORT AND IS WITHIN VERY CLOSE PROXIMITY OF SUPERMARKETS, PUBS, RESTAURANTS, COFFEE BARS AND THE LOCAL SHOPS. ENERGY EFFICIENCY RATING C. OFFERED CHAIN FREE.

david harris & co

Wickliffe Avenue, N3 3HG

Approx Gross Internal Area = 109.9 sq m / 1183 sq ft

Balcony = 4 sq m / 43 sq ft

Total = 113.9 sq m / 1226 sq ft



Fourth Floor

Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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