



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 125 year lease (with an option to extend this and buy a Share of the Freehold), 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.

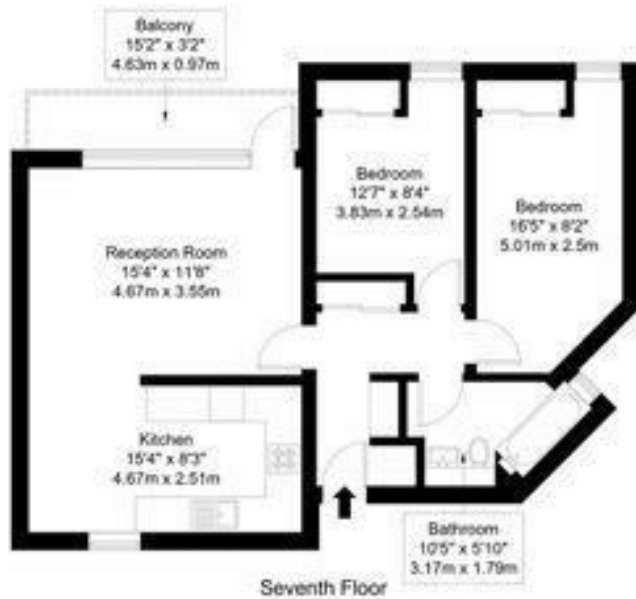
The property is also situated extremely close to Tesco Superstore and Sainsbury's, restaurants, coffee bars, local shops and local transport.

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 unless stated otherwise in the information provided it must not be relied on. Floor plan lengths and widths are represented on the floor plan. There is no liability for particular dimensions. We should only act as a commissioner and not as a contractor 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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