



34  
ASHGROVE COURT



Arcadia Avenue, Finchley Central, N3

 1 Bedroom  2 Bathrooms  1 Reception



OIEO £350,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
Tel: 0208 189 6333 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Arcadia Avenue, Finchley Central, N3

## OIEO £350,000

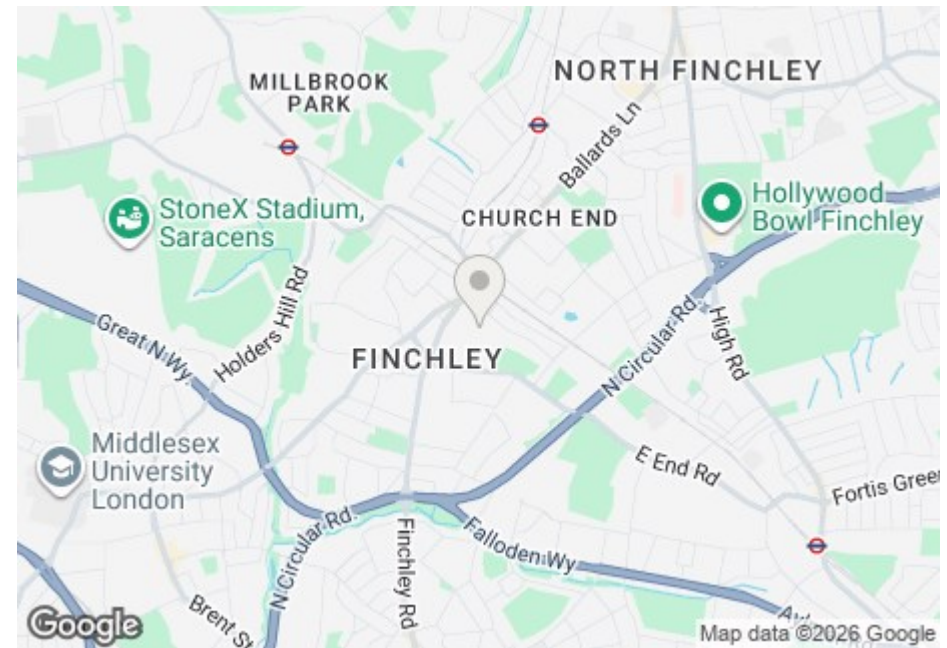
 1 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- One Bedroom
- Two Bathrooms
- Lift Serviced Block
- Approx. 16ft Reception
- Close to Station
- Chain Free

### Other Information

Tenure: Share of Freehold  
Length of Lease: 990 Years  
Ground Rent: Nil  
Service Charge: £2,400.00 P/A  
Council Tax Band: D



### Nearest Stations

Finchley Central Station	0.2 miles
West Finchley Station	0.8 miles
Mill Hill Station	1.0 miles

### Property Description

A beautifully presented one-bedroom, two-bathroom (including an en-suite shower) apartment on the third floor of a modern purpose-built block, ideally located near Finchley Central Tube Station and a variety of shopping facilities.

This spacious property boasts an impressive 16ft reception room, a contemporary fitted kitchen, a stylish family bathroom, and an en-suite shower room. A standout feature is the generous 24ft private balcony, accessible from both the reception and the bedroom, offering a perfect space for relaxation.

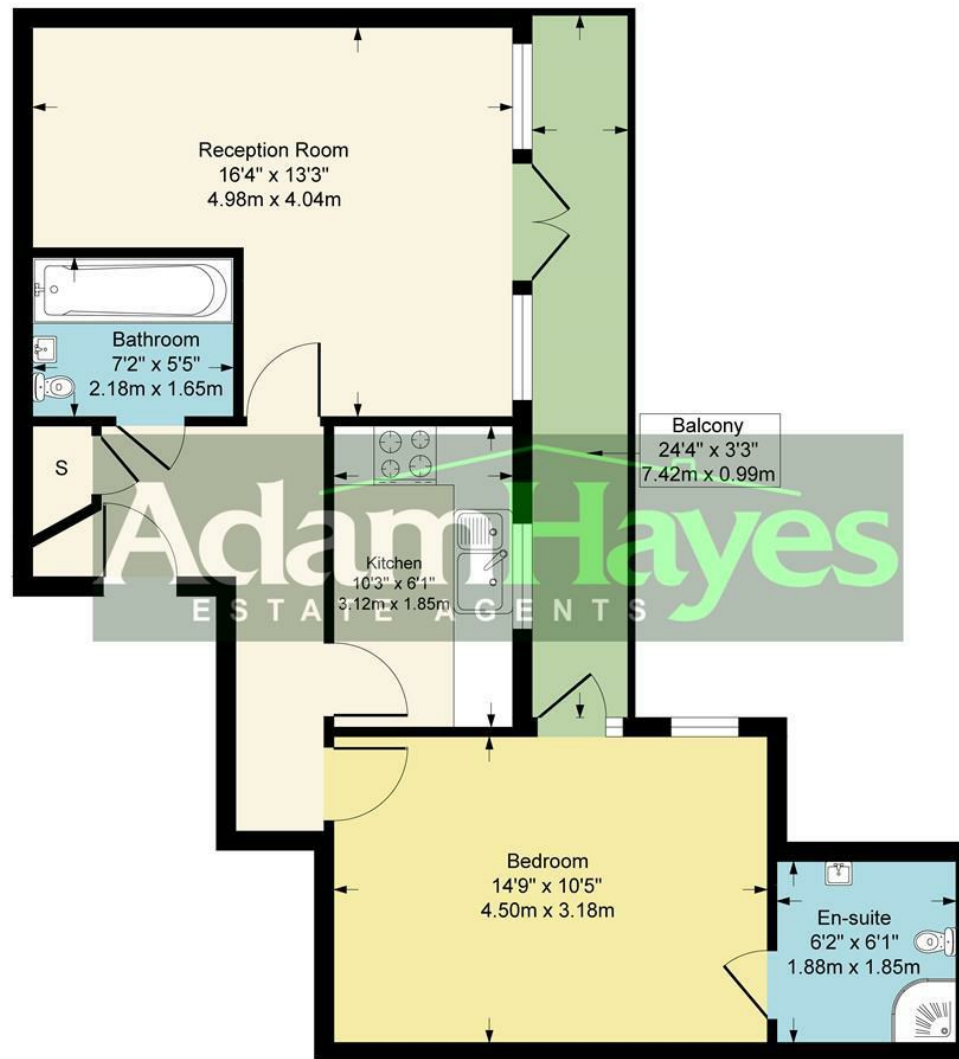
Additional benefits include a lift-serviced block and secure gated parking for one car. With its fantastic location and well-designed living space, this apartment is ideal for first-time buyers, investors, or those seeking a convenient London home. To truly appreciate the size, finish, and excellent location, an internal viewing is highly recommended via vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

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Approximate Gross Internal Area  
561 sq ft - 52 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.