



Amberden Avenue, Finchley Central, N3

2 Bedrooms 1 Bathroom 1 Reception

Guide Price £350,000



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Key Features

- Two Bed Flat
- Purpose Buit Block
- Popular Location
- 12ft Kitchen
- Gas Central Heating
- Double Glazing

Other Information

Tenure: Leasehold
Length of Lease: 79 Years
Ground Rent: Peppercorn
Service Charge: £1,400.00 P/A
Council Tax Band: C



Nearest Stations

Finchley Central Station 0.5 miles

West Finchley Station 1.2 miles

Mill Hill East Station 1.3 miles

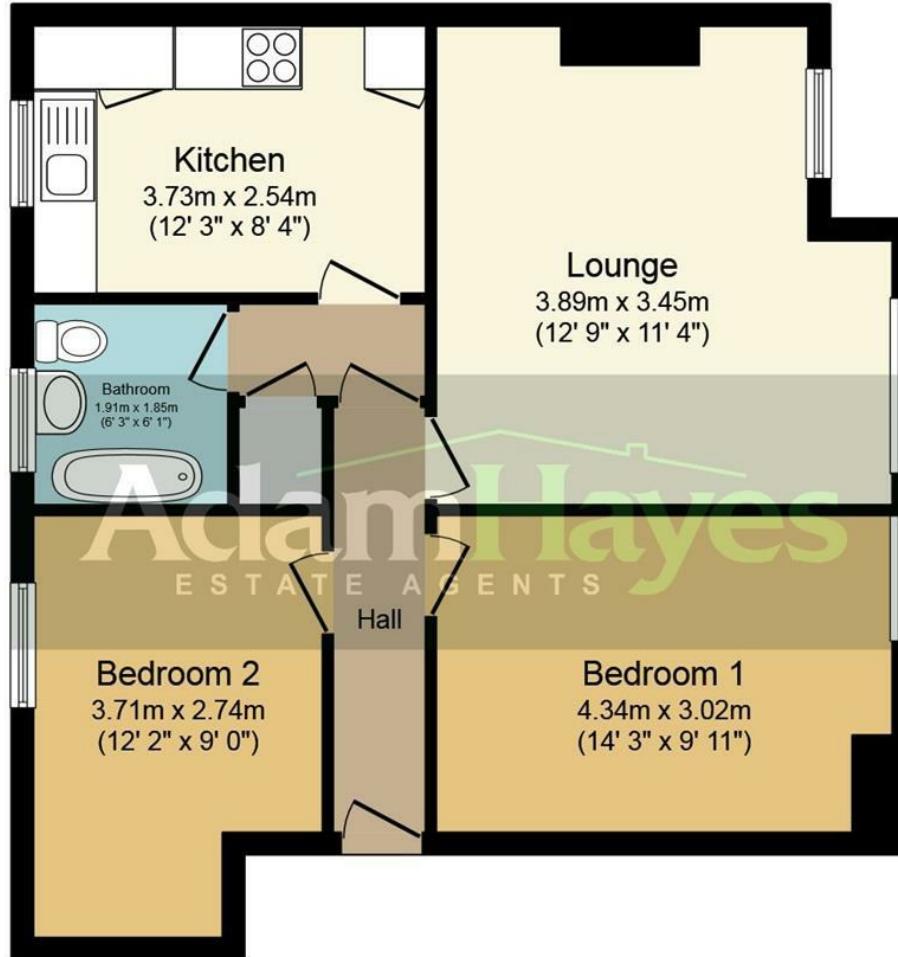
Property Description

Situated on a tree lined road just off Windermere Avenue is this two-bedroom first floor apartment in a purpose-built block. The property benefits from a 12ft separate kitchen, a good size lounge, double glazing and gas central heating. Furthermore, the property benefits from an external storage area, off street parking on the development, a use of communal gardens and easy access to the A406, transport links and Chandos Lawn Tennis Club. This property is best suited to First-time Buyers or Buy to Let Investors and to really appreciate the size, location and condition of this apartment, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(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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Floor Plan

Total floor area 62.8 sq.m. (676 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.