

Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

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# Amberden Avenue, Finchley Central, N3

## OIEO £325,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- First Floor Apartment
- Chain Free
- Open Plan Kitchen/Dining Area
- External Storage
- Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: 90 Years  
Ground Rent: Nil  
Service Charge: £1,400 P/a  
Council Tax Band: C

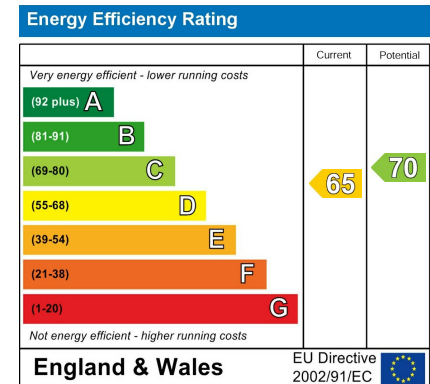


### Nearest Stations

Finchley Central Station 0.5 miles  
Wet Finchley Station 1.2 miles  
Mill Hill Station 1.3 miles

### Property Description

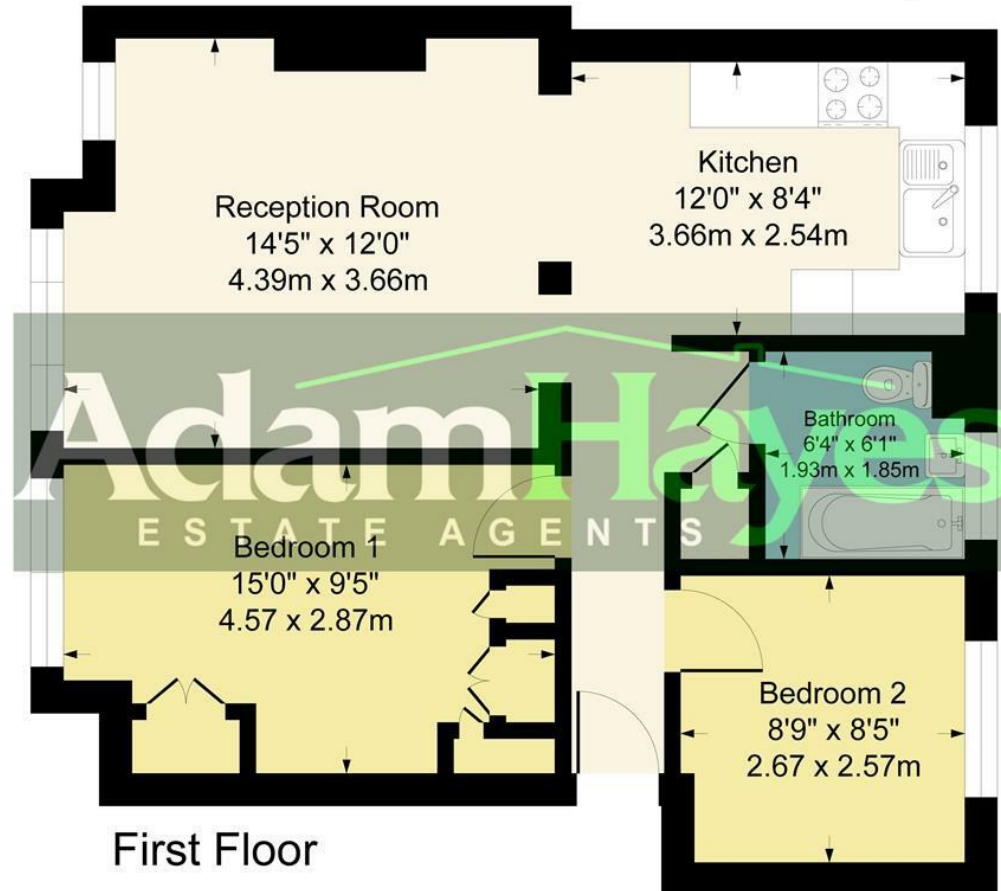
Situated on a tree lined road just off Windermere Avenue is this two-bedroom first floor apartment in a purpose-built block. The property is beautifully presented, offered on a chain free basis and benefits from an approx. 14ft reception room with south facing windows and a fireplace, an open plan fitted kitchen/dining area with appliances and ample storage. Further benefits include an approx. 15ft principal bedroom with fitted wardrobes, a three-piece family bathroom suite, two external storage areas, 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 soke agents, Adam Hayes Estate Agents.



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**Approximate Gross Internal Area**  
**615 sq ft - 57 sq m**



**First Floor**

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.