

**1 bedroom Flat**

**£319,000** Leasehold



## **Princes Avenue, Finchley, London**

Fantastic opportunity to acquire this spacious one bedroom first floor Edwardian conversion located in the heart of Finchley Central, close to the tube station and Victoria Park. Offered chain free, an internal viewing is highly recommended.

- Spacious one bedroom conversion
- Fitted kitchen
- Double glazing
- CHAIN FREE
- Lounge
- Bathroom
- Internal viewing recommended

## Location

In the heart of Finchley Central

## Ground Floor

**Entrance** - Communal door, stairs to first floor, front door to hallway.

**Hallway** - Entryphone receiver, coving, radiator.

**Reception Room** - 14' 6" x 12' 7" (4.44m x 3.86m) Double glazed bay sash windows overlooking front, coving, radiator, built-in shelving, T.V. aerial point, telephone point.

**Kitchen** - 13' 1" x 5' 6" (4.01m x 1.68m) Double glazed sash window overlooking front, range of wall / base level units with worktop surfaces, sink unit and drainer, built-in oven and gas hob with overhead extractor fan hood, space and plumbing for washing machine, wall mounted gas boiler, radiator.

**Bedroom** - 12' 7" x 10' 0" (3.86m x 3.05m) Double glazed sash window overlooking rear, fitted wardrobes, radiator.

**Bathroom** - Bath with wall mounted shower unit, low level flush w.c, wash hand basin, radiator, extractor fan.

**DISCLAIMER:** The heating system is as described in the above particulars. We have not been able to verify the adequacy nor working order of the heating system. All interested parties should obtain verification through their solicitor or surveyor. The agent understands that the property is leasehold and subject to service and/or maintenance charges, but has not been able to verify the terms and conditions of the lease/charges. However, we are awaiting confirmation of the tenure from the vendor's solicitors and we advise all interested parties should obtain verification and confirmation of the lease and service/ maintenance charges through their solicitor or surveyor. These particulars do not form part of any offer or contract, whilst every effort has been made to ensure the accuracy, this cannot be guaranteed.



Lounge



Kitchen