



**CLIFTON AVENUE, FINCHLEY, LONDON, N3
£690,000 LEASEHOLD**

**A WELL-PRESENTED SPACIOUS FIRST AND
SECOND FLOOR DUPLEX FLAT WITH DIRECT
ACCESS TO PRIVATE SECTION OF GARDEN**

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DESCRIPTION:

Set in a prestigious road in Church End Finchley, within easy access to Regents Park Road, Finchley Central underground and Outstanding Ofsted Rated Primary Schools, such as St. Mary's & Akiva, we are pleased to offer this well-presented spacious first/second floor duplex flat with period features throughout. To the first floor the property comprises of a spacious reception room, two bedrooms, kitchen with direct access to own section of garden and bathroom. To the second floor there is a wonderful primary bedroom with en suite. An internal viewing is highly recommended.

TENURE:

Leasehold: 89 years 11 months
 Service Charge: £600.00 per annum
 (Including Building Insurance & Maintenance)

COUNCIL TAX: Band D

AT A GLANCE

- Set in a period building
- Prime location in Church End Finchley
- First & second floor duplex
- Three bedrooms
- Spacious reception room
- En suite to primary bedroom
- Direct access to private section of garden

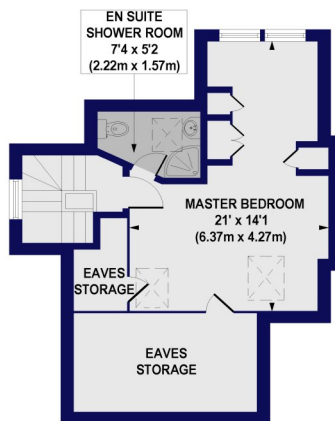




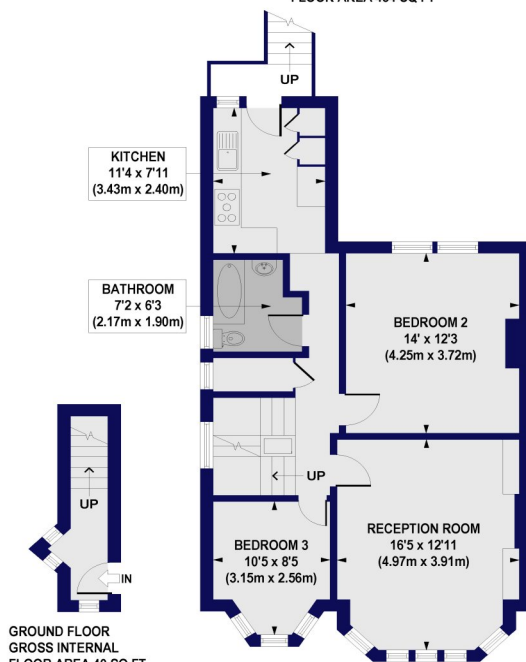
Clifton Avenue, N3

Approx. Gross Internal Floor Area 1190 sq. ft / 110.57 sq. m (Including Eaves Storage)

Approx. Gross Internal Floor Area 1062 sq. ft / 98.70 sq. m (Excluding Eaves Storage)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 434 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 716 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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