

**QUEENS AVENUE, FINCHLEY, LONDON, N3
OFFERS OVER £550,000 FREEHOLD**

**A TWO BEDROOM GROUND FLOOR GARDEN
FLAT SET IN A PRIME LOCATION!**

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DESCRIPTION:

If it's the wow factor you are looking for, do not miss out on viewing this property! Conveniently located for transport links, shops, schools and a moment away from Victoria Park, we are pleased to offer for sale this beautifully presented two bedroom ground floor flat. The property is offered with two double bedrooms, modern fitted kitchen & bathroom, lovely reception room overlooking a private rear garden with decking area and off street parking for two cars. An internal viewing is highly recommended!

COUNCIL TAX:

Banc C

AT A GLANCE

- Private Garden with side access & decking area
- Two Bedrooms
- Fantastic Condition
- Off Street Parking
- Freehold
- Ground Floor





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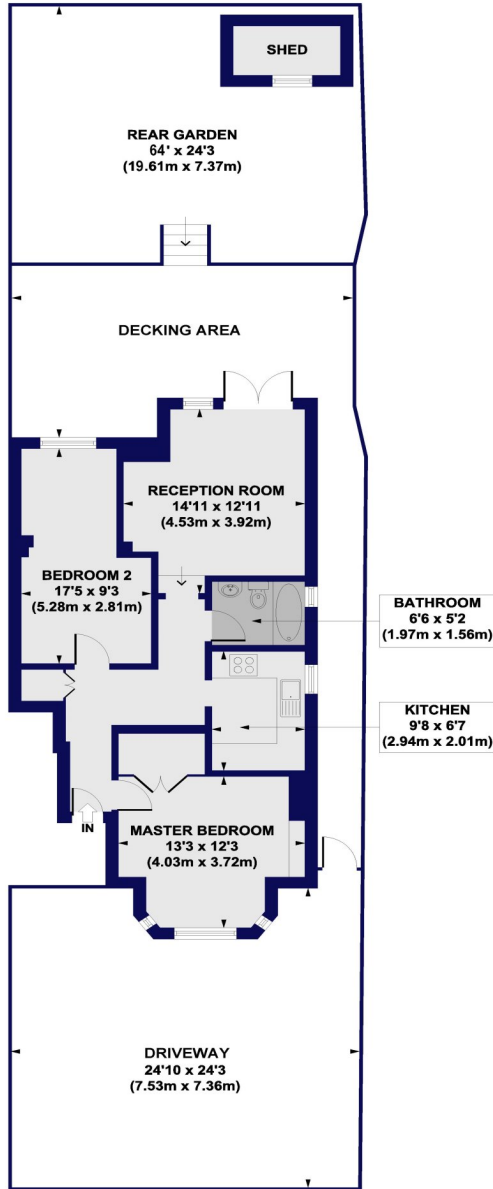


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Queens Avenue, N3
Approx. Gross Internal Floor Area 700 sq. ft / 65.04 sq. m



GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	