



## Cornwall Avenue, Finchley, N3 1LD

£450,000 - Leasehold

**\*\*CHAIN FREE\*\*** A very well presented 2 double bedroom, 2 bathroom (1 en-suite) apartment located on the first floor within a private, gated, courtyard development. The flat features a 19ft reception room with fully integrated kitchen and benefits include underfloor heating, plantation shutters and double glazing throughout. The property is situated a stone's throw away from the amenities of Ballards Lane and is only 0.4 miles from Finchley Central Tube station.

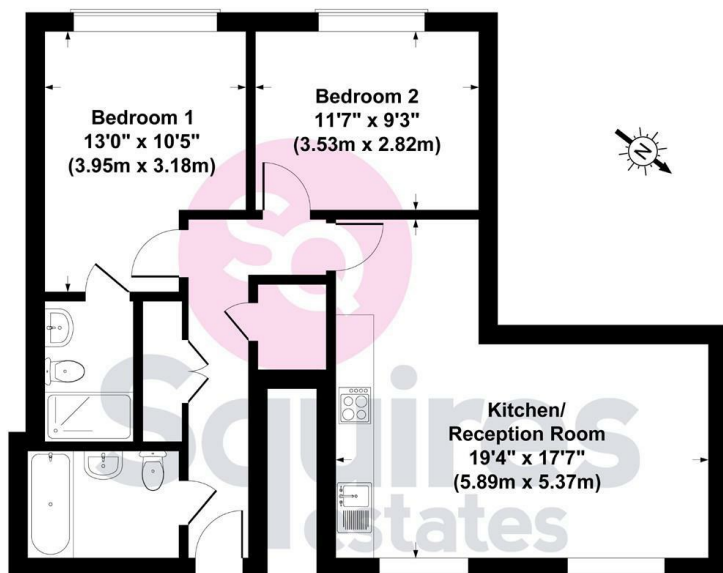
Lease: Approx. 118 years  
Ground Rent: £450 per annum  
Service Charge: Approx. £2400 per annum  
Barnet Council Tax Band D

- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Private gated development
- Chain free
- Underfloor heating
- Double Glazing
- Close to Tube
- Close to shops





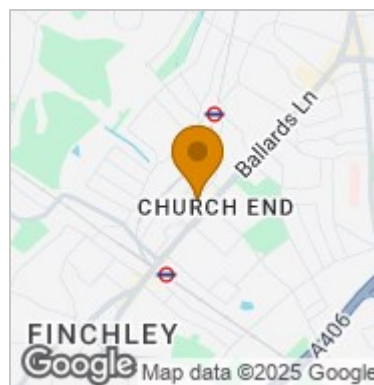
## Floor Plan



First Floor

**Cornwall Works, London, N3**  
Gross Internal Area 710 sq ft /66 sq metres  
Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Hendon Branch

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