

**DOLLIS AVENUE, FINCHLEY, LONDON, N3**  
**£795,000 SHARE OF FREEHOLD**

**A SPACIOUS THREE BEDROOM GROUND  
FLOOR FLAT SET IN A PRIME N3 LOCATION**

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### DESCRIPTION:

We are pleased to offer this spacious and well-presented purpose built flat. The property is located in a premier location, within walking distance to Finchley Central underground station and shopping facilities. Benefiting from over 1000 sq.ft of living space the property comprises of large living/dining room with access to balcony, eat-in kitchen, three bedrooms, with en suite to the main bedroom, fitted bathroom, residents' parking, garage and communal gardens. Further benefits include a share of freehold and being sold on a chain free basis. An internal viewing is highly recommended!

### TENURE:

Share of Freehold : 952 years 11 months  
 Service Charge : £5692.00 per annum

**COUNCIL TAX:** : Band F

### AT A GLANCE

- Prime Location
- Purpose built block
- Over 1000 sq.ft
- Three bedrooms
- Large reception room
- En suite
- Parking & Garage
- Share of Freehold





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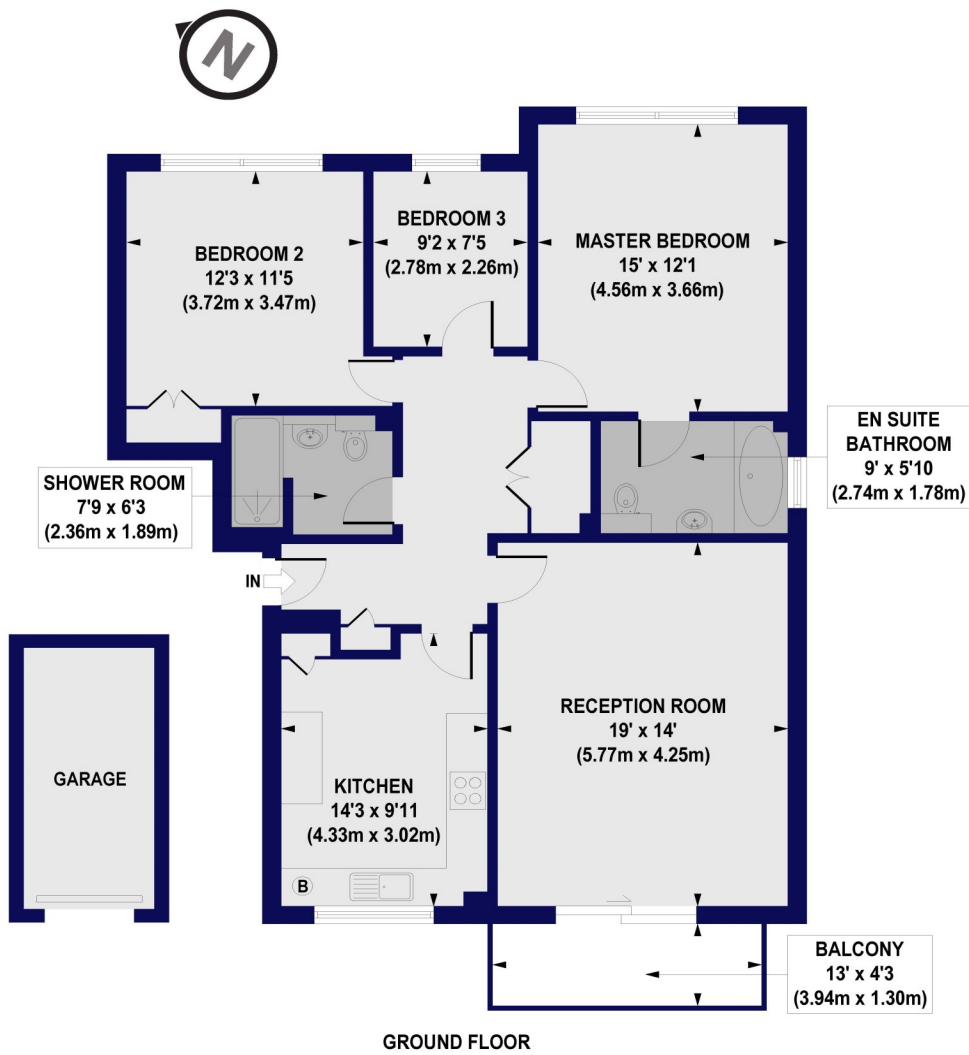


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**The Lintons, Dollis Avenue, N3**  
**Approx. Gross Internal Floor Area 1076 sq. ft / 100.00 sq. m**



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
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	65	77
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	