



**CHALGROVE GARDENS, FINCHLEY, LONDON, N3
£675,000 SHARE OF FREEHOLD**

A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SET IN A MODERN DEVELOPMENT

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

We are pleased to offer this well-presented spacious two bedroom apartment set in a modern development on a desirable turning, within close proximity to Good Ofsted Rated local schools, amenities and recreational parkland. The property comprises of two double bedrooms, both with bespoke built-in wardrobes and en suite to the main bedroom, modern eat-in kitchen, living/dining room with access to private balcony, bathroom and allocated underground parking space. Offered on a chain free basis. An internal viewing is recommended!

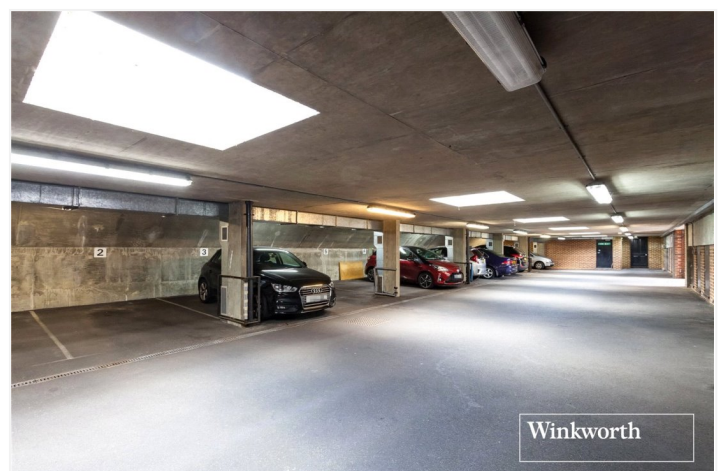
TENURE:

Share of Freehold
Service Charge: £3672.00 per annum

COUNCIL TAX: Band F

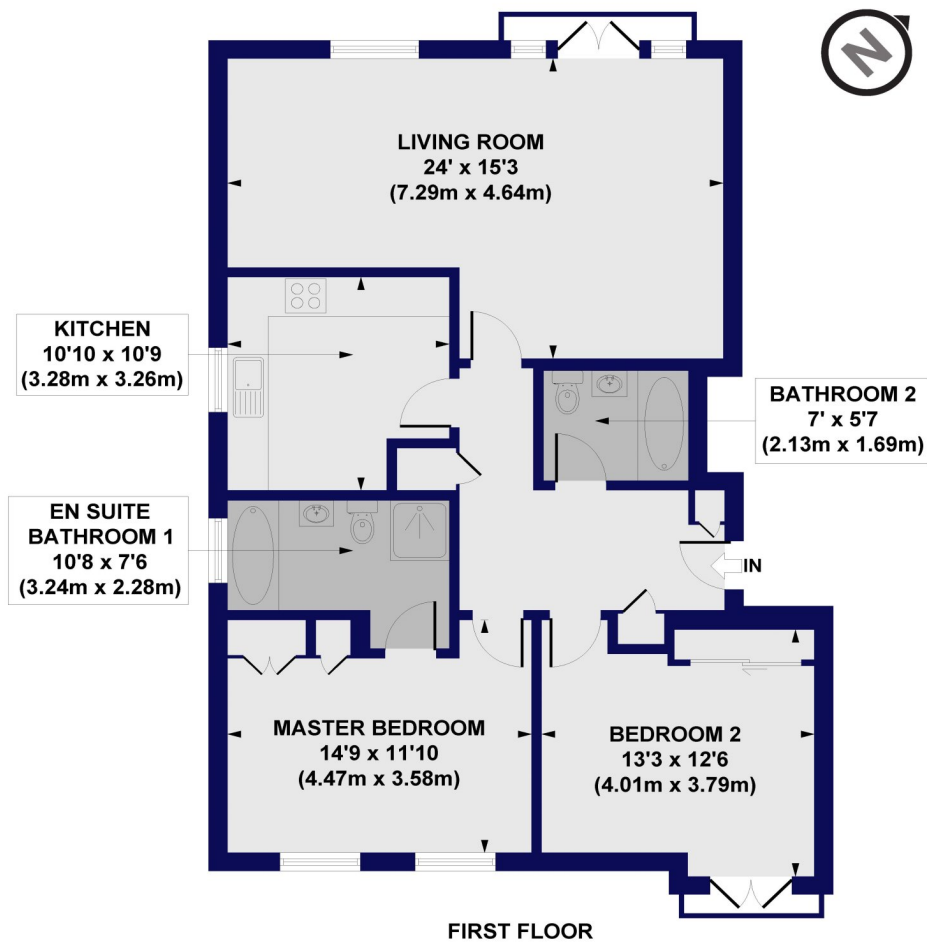
AT A GLANCE

- Modern development
- First floor apartment
- Over 1000 sq.ft living space
- Modern kitchen & bathrooms
- Large reception room
- Two double bedrooms
- Underground parking
- Share of freehold





Ivor Court, Chalgrove Gardens, N3
 Approx. Gross Internal Floor Area 1004 sq. ft / 93.28 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	