



**SPENCER COURTYARD, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

A NEWLY BUILT GROUND FLOOR TWO BEDROOM APARTMENT SET IN A SMALL DEVELOPMENT

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DESCRIPTION:

We are pleased to offer this fabulous newly built ground floor two bedroom apartment set in a small development, ideally located for the abundance of shops, cafes and amenities of Ballards Lane, Regents Park Road and Temple Fortune, as well as Finchley Central underground station and recreational parkland, such as Victoria Park, Stephens House and Gardens and Dollis Valley Greenwalk. The property comprises open plan reception/bespoke kitchen, two bedrooms and bathroom. Further benefits include parquet flooring, underfloor heating and private patio courtyard.

AT A GLANCE

- Newly built development
- Ground floor apartment
- Two bedrooms
- Open plan reception/fitted kitchen
- Parquet flooring
- Underfloor heating
- Ideally located

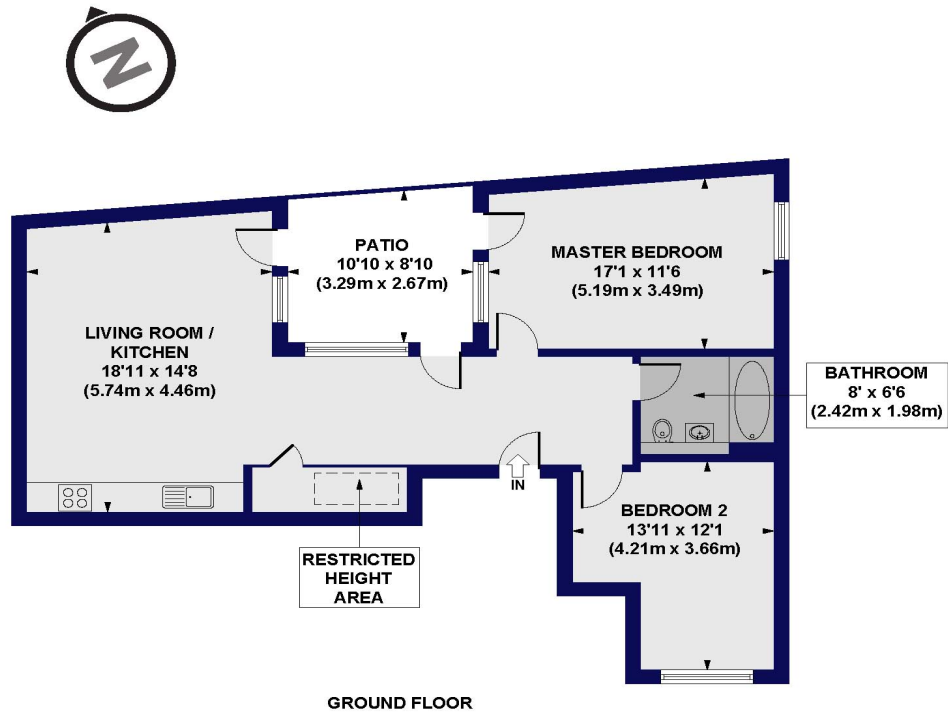




Spencer Courtyard, N3

Approx. Gross Internal Floor Area 858 sq. ft / 79.72 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 841 sq. ft / 78.12 sq. m (Excluding Restricted Height Area)



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

EPC to follow