

Grove Avenue, N3

MØVELI





## Grove Avenue, N3

Nestled in the highly sought-after Grove Avenue, this stunning top-floor flat offers a perfect blend of modern elegance and character. Set within a charming semi-detached home on a quiet residential road adjacent to

- Available from the 22nd of September 2025
- Unfurnished
- Wood floors
- Three large double bedrooms
- Office space on Mezzanine Level
- All bedrooms feature their own en-suite bathrooms
- Garden (Rear)
- Blue Tooth Speakers throughout
- Modern kitchen with appliances
- Dishwasher, Five Burner hob cooker,

Situated in the sought-after Grove Avenue, this stunning three-bedroom flat occupies the top floor of a charming semi-detached house. Located on a quiet residential road adjacent to Ballards Lane, the property benefits from its own private entrance on the side of the building.

Upon entering, you are welcomed by a spacious open-plan kitchen and living area. The modern kitchen is fully equipped with high-end appliances, including a dishwasher, five-burner hob, washing machine, and fridge freezer. The bright and comfortable living space is enhanced by large windows that flood the room with natural light. A unique feature of this home is the mezzanine-level office, accessed via a step ladder—an ideal workspace or creative retreat.

The master bedroom boasts a generous bay window and an en-suite bathroom, while two additional bedrooms each have their own en-suite, providing convenience and privacy. The home has been meticulously restored and updated, featuring modern central heating, Nest thermostats, underfloor heating in the bathrooms, and integrated Bluetooth speakers throughout. Beautiful wood flooring extends across the entire flat, adding warmth and elegance.

Externally, the garden is accessed via a side entrance near the front door. The front section belongs to the ground-floor flat, while the rear portion is exclusively for this ►





► home's use.

Ideally located, the property is just a short walk from the shops and restaurants of Finchley, as well as the green open spaces of Hendon Golf Course. Finchley Central Underground Station (Northern Line) is nearby, offering excellent transport links to the City and West End.

This exceptional home perfectly balances style, comfort, and convenience—an opportunity not to be missed.

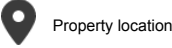
Local Authority: Barnet  
Council Tax: D





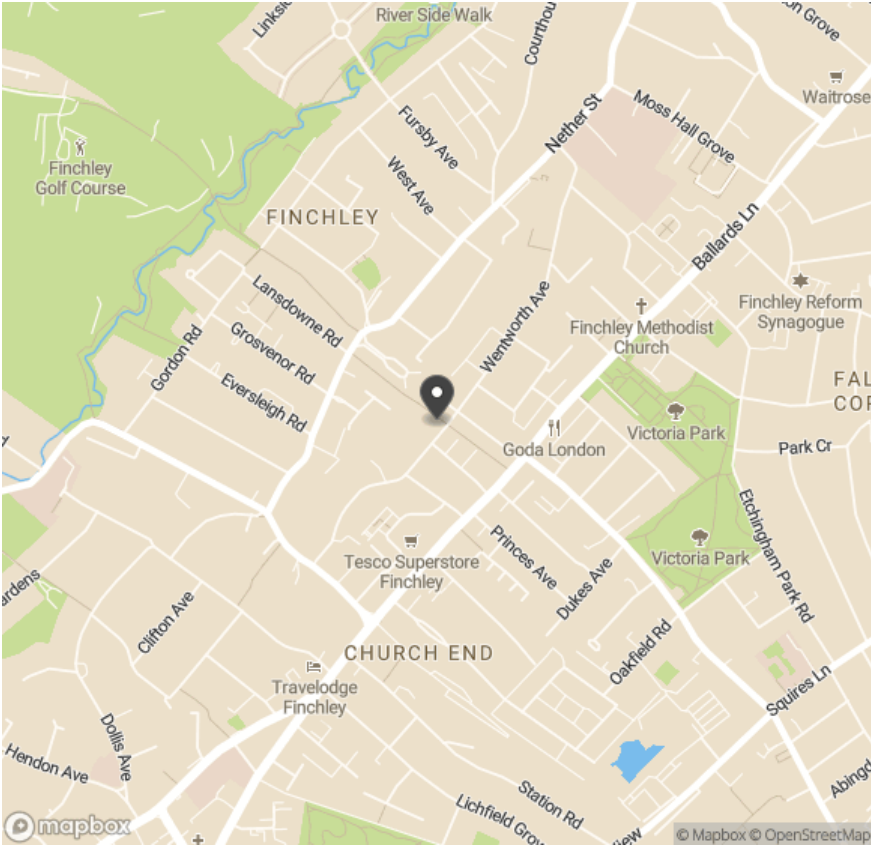


LOCATION



ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: 80  
Potential: 80



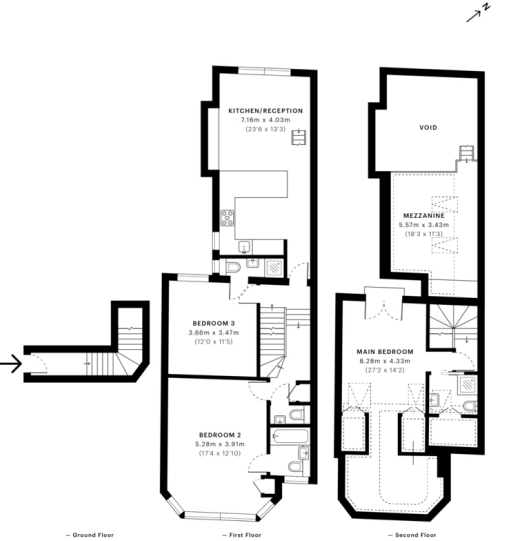
FLOOR PLAN

1504 sq ft (139 sq m)



Grove Avenue, N3  
OFFICE DATE: 18/10/2020 LASSER POINTS: 41,533,740

GROSS INTERNAL AREA  
139.77 sqm / 1504.47 sqft



|                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                             |                                                                                                |                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <br>GROSS INTERNAL AREA (GIA)<br>The aggregate of the property.<br>139.77 sqm / 1504.47 sqft                                                                                                                                                                                                                                                                                                                                   | <br>NET INTERNAL AREA (NIA)<br>Gross area with internal partitions<br>excluding walls and structural elements.<br>127.79 sqm / 1375.52 sqft | <br>EXTERNAL STRUCTURAL FEATURES<br>Balconies, terraces, verandas etc.<br>0.00 sqm / 0.00 sqft | <br>RESTRICTED ACCESS AREAS<br>Common areas, etc.<br>21.40 sqm / 230.35 sqft                                                                |
| <br>SPEC Verified                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                             |                                                                                                | <br>RICS Certified Property Measurement                                                                                                     |
| <p>Specified floor plans are produced in accordance with:<br/>Royal Institution of Chartered Surveyors' Property Measurement Standards.<br/>Plans and gardens are illustrative only and excluded from all area calculations.<br/>Due to rounding, numbers may not add up precisely.<br/>All measurements shown for the individual room lengths and widths<br/>are the maximum points of measurements captured in the scan.</p> |                                                                                                                                             |                                                                                                | <p>AREA IN REVISION: 139.00 sqm / 1493.33 sqft<br/>AREA IN REVISION: 126.70 sqm / 1369.52 sqft</p> <p>spec id: 35fca0ccaf5c205a673a53da</p> |

Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



Kurt Anthony Gonzales

For viewings, further information or a free property valuation contact:

📞 07539 828 131 | 02034 055 123

✉️ [kurt@moveli.co.uk](mailto:kurt@moveli.co.uk)