



Edgewood Mews, Finchley Central, N3

2 Bedrooms 2 Bathrooms 1 Reception

Offers Over £575,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

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## Key Features

- Two Double Bedrooms
- Two Bathrooms
- Duplex Apartment
- Modern Fitted Kitchen
- Balcony & Courtyard Garden
- Allocated Underground Parking

## Other Information

Tenure: Leasehold  
Length of Lease: 246  
Ground Rent: Nil  
Service Charge: £1,270.26 P/A  
Council Tax Band: E



## Nearest Stations

|                          |           |
|--------------------------|-----------|
| Finchley Central Station | 0.8 miles |
| Golders Green Station    | 1.2 miles |
| Brent Cross Station      | 1.2 miles |

## Property Description

Set back off Beechwood Avenue and within close distance to popular places of worship is this stunning, recently built two double bedroom, two-bathroom (one en-suite) duplex apartment in a state-of-the-art development. This apartment is offered on a chain-free basis and boasts a bright, naturally lit reception room, a contemporary open-plan kitchen, a dedicated dining area, and a utility room equipped with a washing machine which also includes a WC and wash basin. The property boasts an inviting entertaining space that opens onto a private courtyard. Further benefits include a first-floor balcony, allocated parking in an underground garage and 8 Year New Home warranty. The property benefits from being located close to excellent facilities including a number of trendy coffee shops, restaurants, and green spaces. To really grasp the condition and location of this property, an internal viewing is highly recommended through the vendors sole agents Adam Hayes Estate Agents.

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

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Approximate Gross Internal Area

1012 sq ft - 94 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.

Information contained within these particulars is believed to be correct but their accuracy is not guaranteed, and they do not constitute an offer or part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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