

est 1979

Jeremy  
Leaf & Co.



## Flat 1, 1a Kingsgate Avenue, Finchley, N3 3BE

£1,175,000

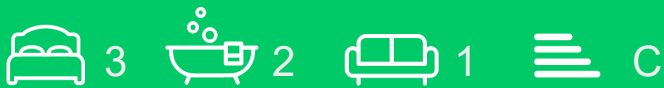
- Dressing Room to Master Bedroom
- Patio Leading to Communal Garden
- Garage & Off-Street Parking
- Council Tax Band G
- Two En-suite Bathrooms
- Half-yearly service charge £4019.00
- Guest W.C.
- Kitchen/Diner
- Three Bedrooms
- Reception

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

# Flat 1, 1a Kingsgate Avenue, Finchley N3 3BE

A bright and airy three bedroom, ground floor, purpose built flat located in this quiet residential road. This spacious high specification property benefits from two en-suites, under floor heating, own garden, off street parking and garage. Viewing highly recommended!



Council Tax Band:



### Hallway

Coving to ceiling, wood floor, video entry phone.

### Utility Area

Cupboard housing washing machine.

### Guest WC

Low level w.c., pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail.

### Reception

Laminate wood floor, double glazed casement window to side and casement doors to patio area to rear.

.

### Kitchen/Diner

Matching wall and base units, one and half bowl stainless steel sink, Siemens double oven and hob, extractor hood, integrated dishwasher, space for fridge, tiled walls and floor, double glazed door to side.

### Master Bedroom

Double glazed doors to patio rear.

### Dressing Room

Coving to ceiling.

### En-suite Bathroom

Three piece suite comprising bath, vanity wash hand basin and low level w.c. heated towel rail, coving to ceiling, part tiled walls, tiled floor.

### Bedroom 2

Double glazed casement windows to front and side, wood floor.

### En-suite Bathroom.

Tile sided bath with shower attachment, his and hers sinks, low level w.c., fully tiled shower cubicle, tiled floor, part tiled walls, heated towel rail, coving to ceiling, double glazed casement window to side.

..

### Bedroom 3

Double glazed casement window to side, wood floor.

### Own Garden

Patio with steps leading to lawn.

...

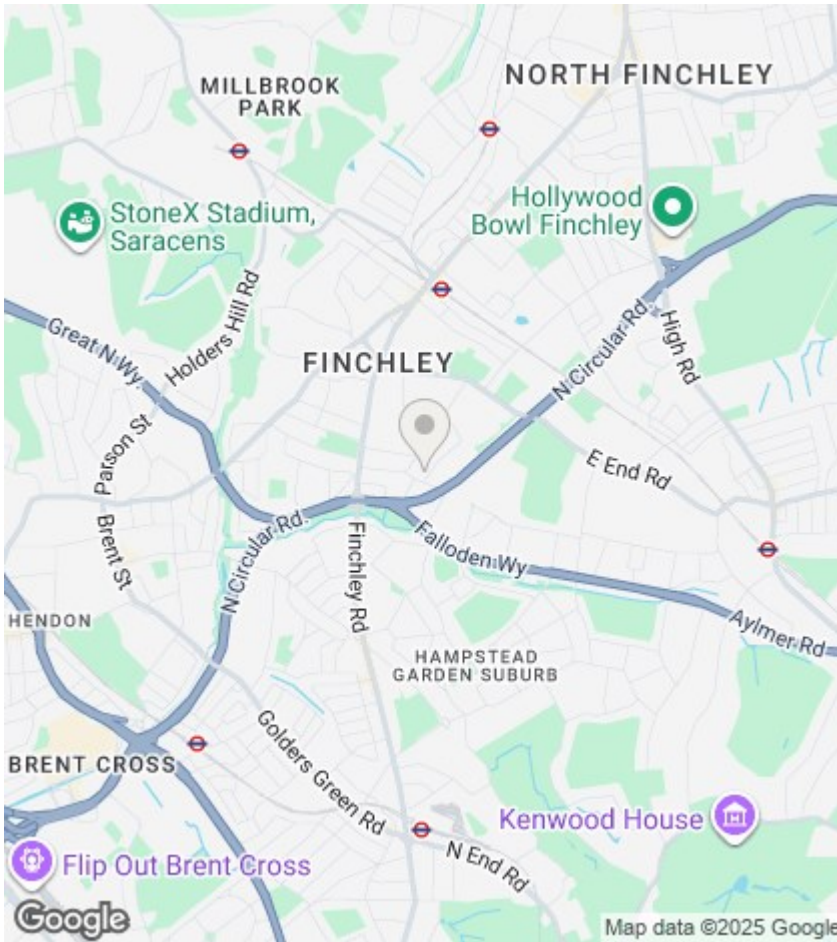
### Garage & Off-Street Parking

Wall mounted boiler.

## (EPC) EEC Only

### Full Description

A bright and airy three bedroom, ground floor, purpose built flat located in this quiet residential road. This spacious high specification property benefits from two en-suites, under floor heating, own garden, off street parking and garage. Viewing highly recommended!



## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	