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# Cornwall Avenue, Finchley, N3

## Guide Price £500,000

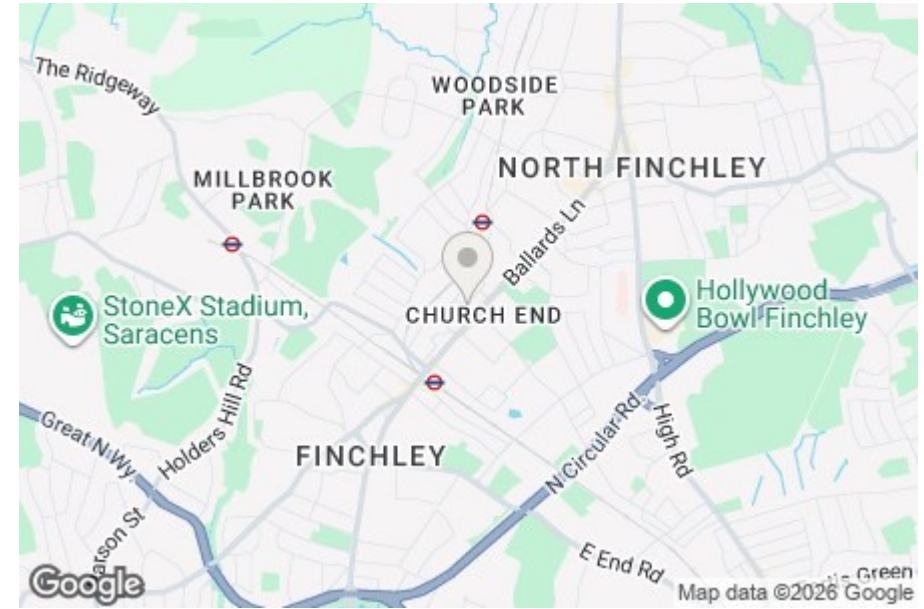
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- First Floor Apartment
- Modern Open Plan Kitchen
- Chain Free
- Underfloor Heating
- Private Gated Development

### Other Information

Tenure: Leasehold  
Length of Lease: 116 Years  
Ground Rent: £450.00 P/A  
Service Charge: £2,200.00 P/A  
Council Tax Band: D

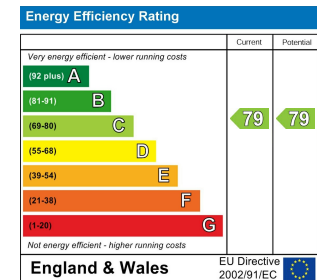


### Nearest Stations

Finchley Central Station 0.3 miles  
West Finchley Station 0.3 miles  
Mill Hill East Station 0.9 miles

### Property Description

Situated in this modern gated development and within minutes' walk of West Finchley Station (Northern Line), local shops and amenities, this well-presented two double bedroom first floor apartment offers contemporary living throughout. The property benefits from an approximately 18'4ft reception room with a modern open-plan kitchen, two generous double bedrooms, a modern three-piece bathroom, underfloor heating, double glazed windows and gas central heating. The property is just a short walk to Victoria Park, Dollis Brook Park and the Dollis Valley Greenwalk, perfect for leisure and outdoor activities. It is also located within the catchment area for well-regarded local schools, including Moss Hall Grove. Furthermore, the property is offered on a chain free basis and best suits both First Time Buyers and Buy To Let Investors alike. To fully appreciate the location, size and condition of the property, an internal viewing is highly recommended through the vendors' main agents, Adam Hayes Estate Agents.



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Approximate Gross Internal Area  
653 sq ft - 61 sq m



First Floor

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.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not 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.