

LEASEHOLD



Flat - Ground Floor

FLAT 1, TREVENA COURT AVENUE ROAD, LONDON, N14 4BY

Price Guide

£450,000

FEATURES

- Chain Free and
- Ground Floor & 984 sq. ft
- Separate Modern Kitchen & Contemporary Bathroom
- Option for Share of Freehold
- Three Bedrooms
- Separate Living Room



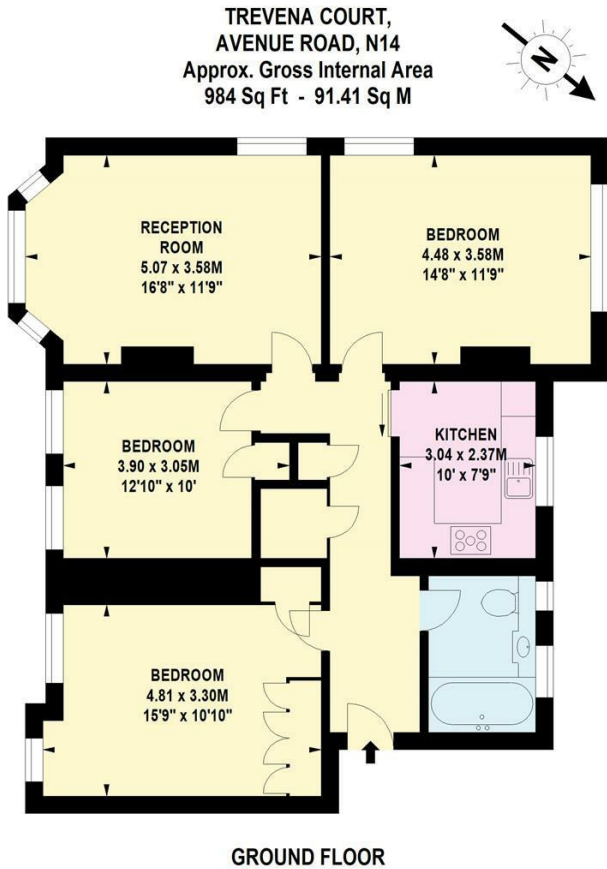
RASH & RASH

3 Bedroom Flat - Ground Floor located in London

Set within the sought after Trevena Court Development on Avenue Road, this beautifully presented three bedroom ground floor maisonette offers a rare combination of number of bedrooms, modern interiors, generous communal grounds, plentiful parking and exceptionally low ongoing ownership costs.

The apartment has been thoughtfully modernised and features a contemporary granite kitchen, modern bathroom, solid beech flooring through the hallway and living areas, and engineered oak flooring to all three bedrooms. Further benefits include double glazing throughout, gas central heating and a modern boiler installed approximately two years ago. The property also has approximately 94 years remaining on the lease with an agreed option to purchase a share of freehold.

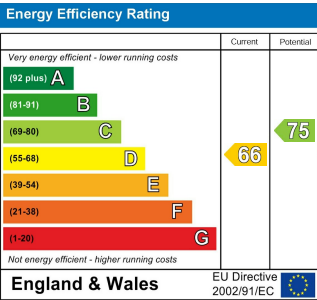
Trevena Court forms part of a small, low density development comprising just eight apartments across two residential buildings, set within approximately 2,800 m² of mature landscaped communal grounds. Residents benefit from parking for approximately 12 vehicles on a first come, first served basis, two vehicular entrances and exits, and extensive communal gardens. There is no conventional managing agent service charge, with a ground rent of £200 per annum and a gardening contribution of approximately £50 per month.



Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

