



**DOLLIS AVENUE, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £550,000 SHARE OF FREEHOLD**

**A TWO BEDROOM TWO BATHROOM FIRST FLOOR
FLAT SET IN A LUXURY DEVELOPMENT**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

We are pleased to offer this two bedroom two bathroom first floor apartment set in a luxury development, ideally located for Finchley Central underground station and local amenities. The property comprises large reception room overlooking communal gardens, two bedrooms with an en suite bathroom to the master bedroom and shower room. Further benefits include lift-in-block and parking. Viewings are highly recommended! Offered on a chain free basis.

AT A GLANCE

- Luxury Development
- First Floor
- Two Bedrooms
- Two Bathrooms
- Large Reception Room
- Parking
- Lift-in-Block

TENURE: Share of Freehold
 Service Charge: £3507.00 per annum

COUNCIL TAX: Band E





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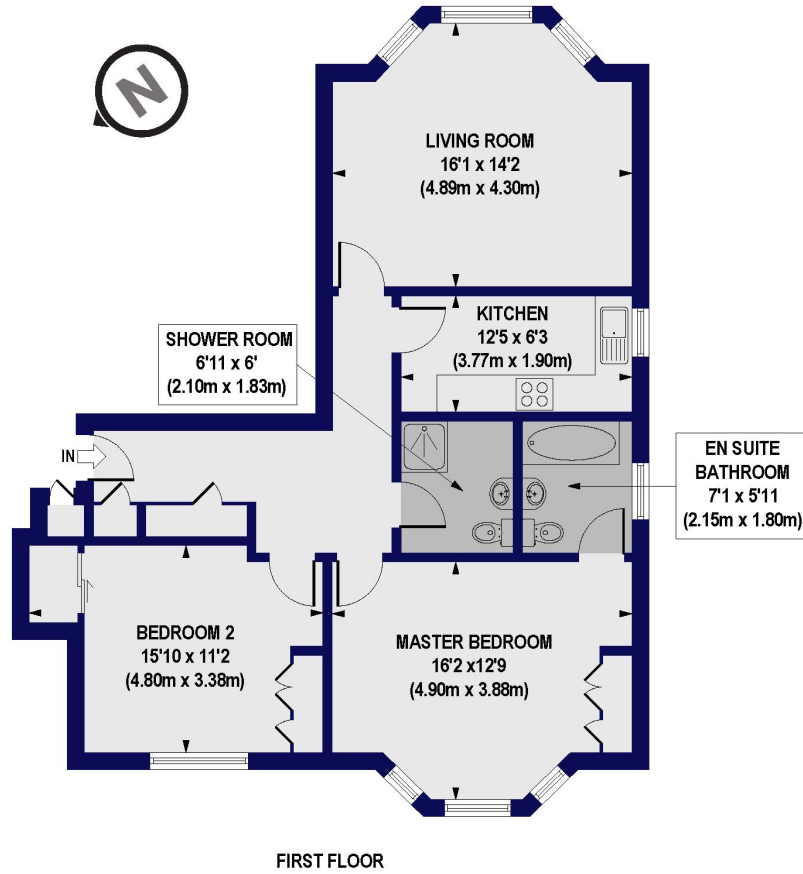


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Laxmi Court, Dollis Avenue, N3
Approx. Gross Internal Floor Area 863 sq. ft / 80.15 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	