



CAVENDISH AVENUE, LONDON, N3  
£350,000 LEASEHOLD

## A WELL PRESENTED TWO BEDROOM GROUND FLOOR GARDEN FLAT

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## DESCRIPTION:

### CASH BUYERS ONLY

A spacious two bedroom ground floor Edwardian converted garden flat situated on this desirable road, within the catchment area of Akiva and St Theresa's primary Schools and a short walk to Finchley Central Underground and local shopping amenities. The property comprises of two bedrooms, spacious reception room, kitchen, bathroom and private rear garden. Offered on a chain free basis an internal viewing is highly recommended.

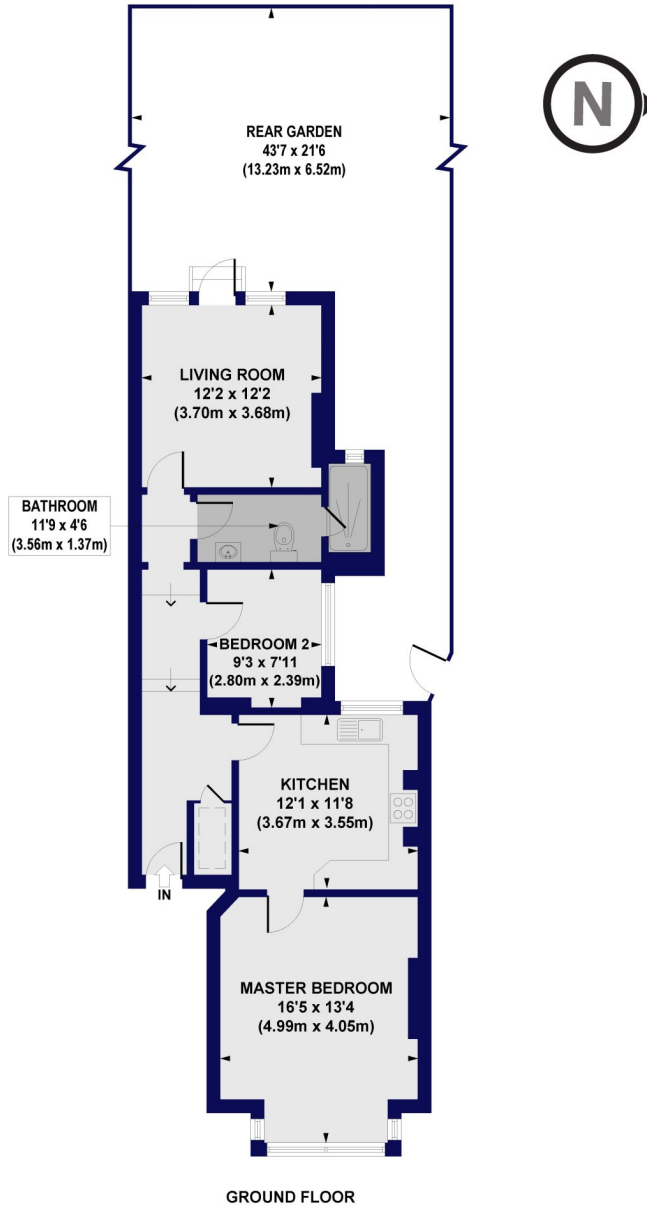
## AT A GLANCE

- Set in a popular residential turning
- Period style building
- Ground Floor
- Two bedrooms
- Spacious Kitchen & Reception Room
- Private Garden
- Chain free





**Cavendish Avenue, N3**  
**Approx. Gross Internal Floor Area 770 sq. ft / 71.50 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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