

Charlton Court, Broughton Avenue, London, N3 3EQ

## O.I.E.O. £500,000

A spacious and bright two double bedroom, two bathroom (one en-suite) apartment located on the first floor of a modern purpose built block in a quiet cul-de-sac adjacent to Windsor Open Space. The property benefits from a reception dining room leading to a balcony, kitchen/breakfast room, lift access and allocated underground parking. Located 0.8 miles from Finchley Central Station (Northern Line), this property is chain free and viewing is highly recommended. Service charge of £6065 p.a. includes building insurance and water.

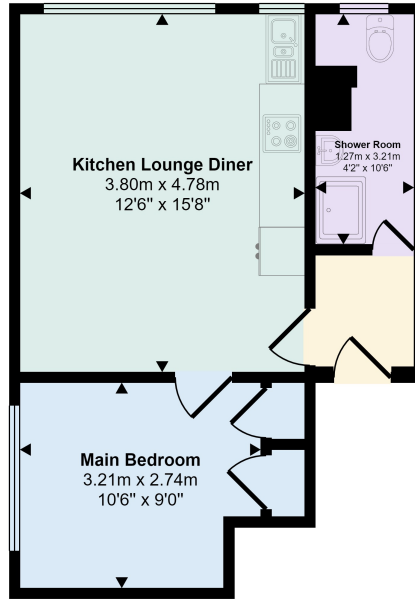


- Two Double Bedrooms
- Open Plan Reception/Dining Room
- Balcony
- Allocated Underground Parking
- Council Tax Band F
- Two Bathrooms (one en-suite)
- Kitchen
- Communal Gardens
- Long lease - 105 years





Approx Gross Internal Area  
35 sq m / 380 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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