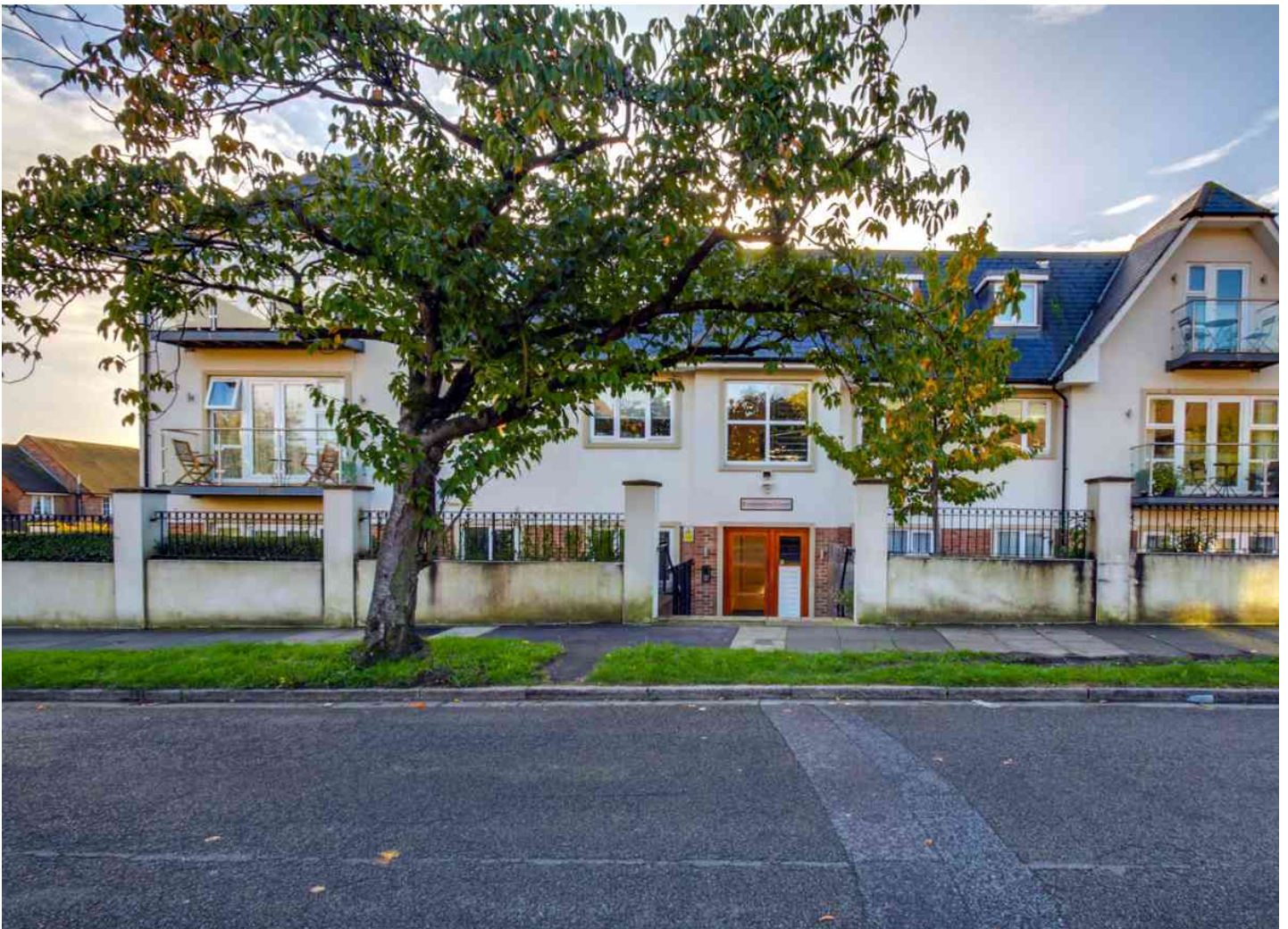


Evergreen Court, 10a Amberden Avenue, London, N3

£675,000

This bright and spacious two bedroom, two bathroom apartment is situated on the second floor of a purpose built block of nine-high specification properties located on the corner of Amberden Avenue and Kingsgate Avenue, Finchley. The property benefits from a fully equipped kitchen with Bosch appliances, balcony, two contemporary bathrooms (one en-suite), video entry system, underfloor heating and a long lease. There is also allocated private parking and communal gardens. Within proximity of bus connections to Golders Green and Finchley Central underground stations and sought-after primary and secondary schools. Available chain-free, viewing is highly recommended.



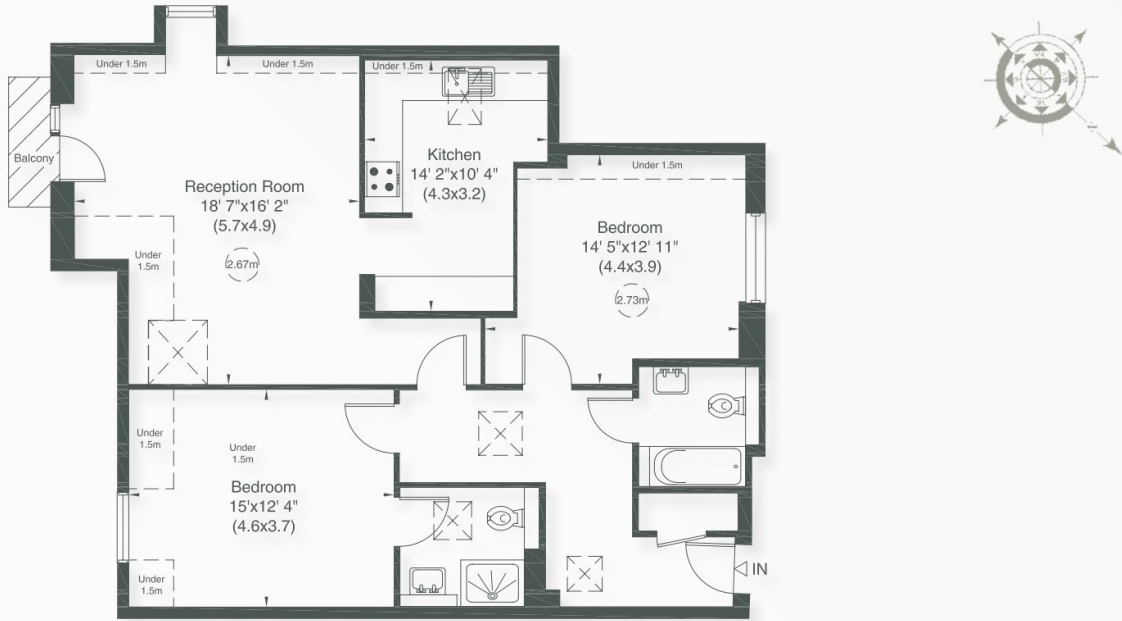
- Two Double Bedrooms
- Open Plan Reception Room
- Fitted Kitchen with Appliances
- Purpose Built Block of Nine Apartments
- Two Bathrooms (One en-suite)
- Allocated Off-Street Parking
- 116-year Lease
- Balcony & Communal gardens







Gross Internal Area (Approx.)
 99 Sq M - 1,065 Sq Ft (Including Under 1.5m)
 91 Sq M - 979 Sq Ft (Excluding Under 1.5m)



Second Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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