



Arden Road, London, N3 3AD  
£1,299,995 Leasehold Council Tax Band G

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Real Estates are delighted to offer for sale this well presented ground floor apartment, boasting over 1,500 sq ft of well-designed living space. Set within an exclusive gated development completed in 2012, this chain-free property offers contemporary luxury with exceptional attention to detail.

The apartment features three generously sized bedrooms and two bathrooms, including an en-suite to the master bedroom, which also benefits from a walk-in wardrobe. The modern fitted kitchen is equipped with appliances and finishes, while the superb, bright and spacious reception room opens directly onto a large private patio which can also be accessed via the kitchen – perfect for relaxing or entertaining. Additional benefits include a private garage, allocated parking, and access to immaculately maintained communal gardens.

Ideally located just a short walk from Finchley Central station, the property offers excellent transport links to Central London, along with convenient access to regular bus routes. The scenic and Grade II listed Stephens House and Gardens are nearby, as are a wide range of shops, restaurants, cafes, and local amenities within Finchley itself.

This is a rare opportunity to acquire a spacious and stylish apartments in one of Finchley's most sought-after developments. Please contact the sellers sole agents Totteridge office.

Lease 125 years from 2011. Service charge £4,833.33 per Anum. Ground rent £500 per Anum











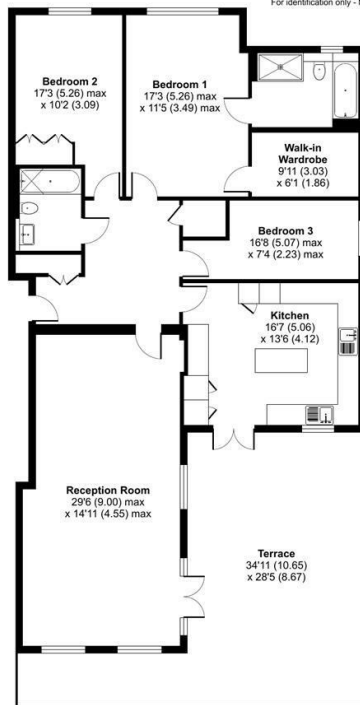
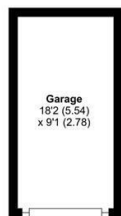
## Arden Road, London, N3

Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 186 sq ft / 15.4 sq m

Total = 1670 sq ft / 155.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates - REF: 1317316

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)	62	62
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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