



Derby Lodge, Finchley, N3

 2 Bedrooms  1 Bathroom  1 Reception

£400,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
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Key Features

- Two Bedrooms
- Top Floor
- Chain Free
- Modern Kitchen
- Communal Gardens
- Gas Central Heating

Nearest Stations

Finchley Central Station 0.4 miles
West Finchley Station 1.0 miles
Mill Hill East Station 0.9 miles

Property Description

Situated in this popular turning off East End Road and conveniently located in the catchment area for a number of popular schools and Places of Worship is this well presented two double bedroom, top (second) floor apartment. The property is offered chain free and benefits from a modern kitchen with integrated appliances, wooden flooring, a three piece bathroom suite and use of communal gardens. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Other Information

Tenure: Leasehold
Length of Lease: 90 Years
Ground Rent: £0
Service Charge: £1,200.00 P/A
Council Tax Band: D



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

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Second Floor

Total floor area 50.4 sq.m. (542 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.