



Long Lane, Finchley, N3

 2 Bedrooms  1 Bathroom  1 Reception

Guide Price £385,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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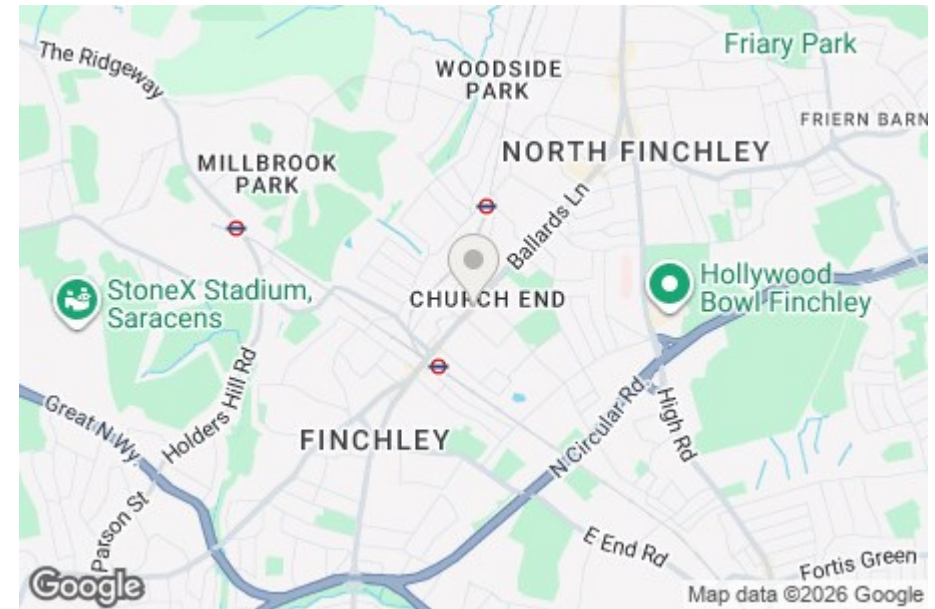
2 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- Two Bedrooms
- First Floor Flat
- Open Plan Kitchen/Reception
- Underfloor Heating
- Chain Free
- Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: 106 Years  
Ground Rent: £150.00 P/A  
Service Charge: £1,400.00 P/A  
Council Tax Band: D



### Nearest Stations

- Finchley Central Station 0.4 miles
- West Finchley Station 0.7 miles
- East Finchley Station 1.2 miles

### Property Description

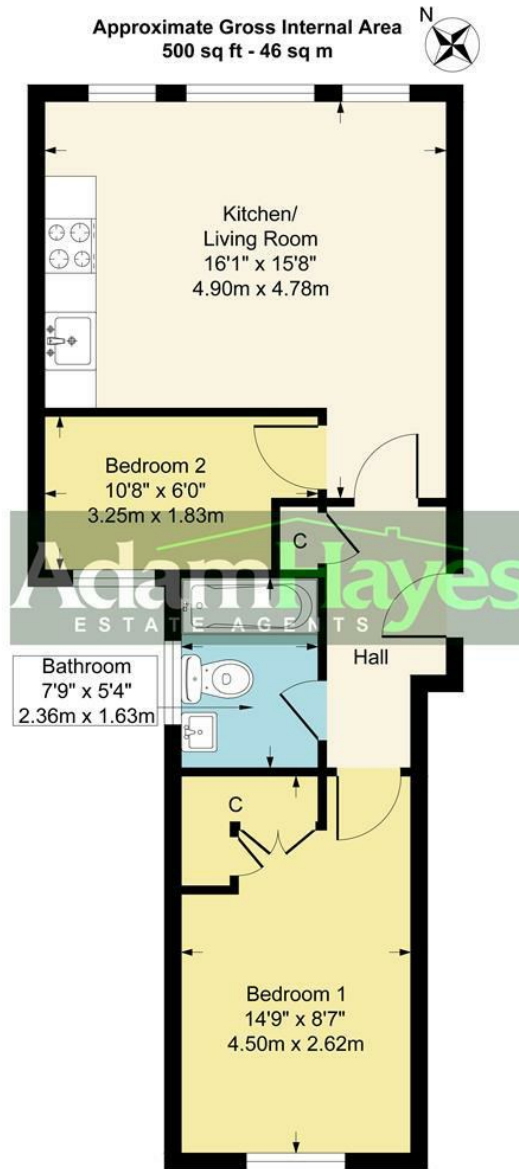
A well presented two bedroom first floor apartment benefiting from gated parking and secure entry phone system. The property comprises a bright reception room, fitted kitchen, two bedrooms and a family bathroom, with further benefits including underfloor heating throughout and access to communal gardens.

Ideally located close to Victoria Park, David Lloyd Leisure Centre and within the catchment area for well regarded local schools, the property is also conveniently positioned for local transport links and amenities. This property would make an ideal first time purchase or buy to let investment. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	74	74	
(55-68) D			
(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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Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.