



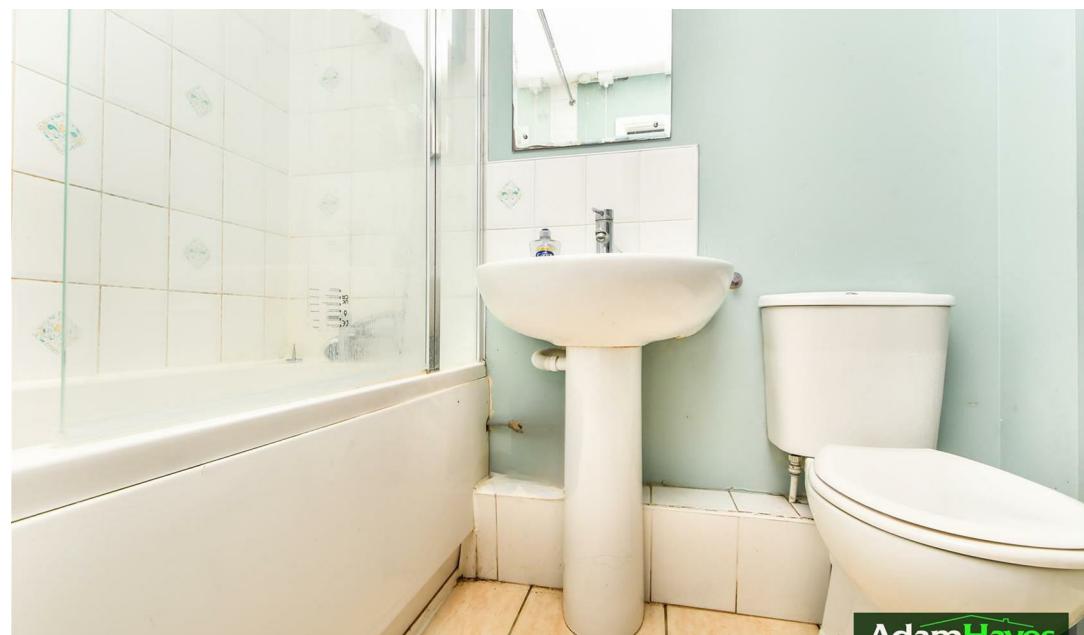
Blackdown Close, London, N2

1 Bedroom

1 Bathroom

1 Reception

£325,000



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 **Email:** info@adam-hayes.co.uk **Web:** www.adam-hayes.co.uk

£325,000

 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Bedroom
- First Floor Apartment
- Modern Fitted Kitchen
- Chain Free
- Extended Lease
- Off-Street Parking

Other Information

Tenure: Leasehold
Length of Lease: 99 years
Ground Rent: n/a
Service Charge: £1,899 pa
Council Tax Band: C



Nearest Stations

- East Finchley Station	0.8miles
- Finchley Central Station	0.8miles
- West Finchley Station	1.1mile

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	79	82
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Description

Situated close to East Finchley's local amenities and excellent transport links is this contemporary one bedroom first floor apartment set within a well-maintained purpose-built block with unrestricted off-street parking.

The property offers a bright and spacious lounge, a modern fitted kitchen, a good-sized bathroom, and a double bedroom with ample storage. Additional benefits include a secure entry phone system, double glazing, and access to well-kept communal gardens, making this an ideal home for first-time buyers or buy-to-let investors.

Conveniently located for East Finchley High Road's shops, cafés and bus routes, as well as East Finchley Underground Station (Northern Line), this apartment provides comfortable and low-maintenance living in a popular and well-connected location.

To really appreciate the size, condition and location, an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

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Approximate Gross Internal Area = 432 sq ft - 40.1 sq m

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.