



Lankaster Gardens, East Finchley, N2

2 Bedrooms 1 Bathroom 1 Reception

OIEO £350,000



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

**Tel:** 0208 883 2621 **Email:** [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) **Web:** [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Lankaster Gardens, East Finchley, N2

OIEO £350,000

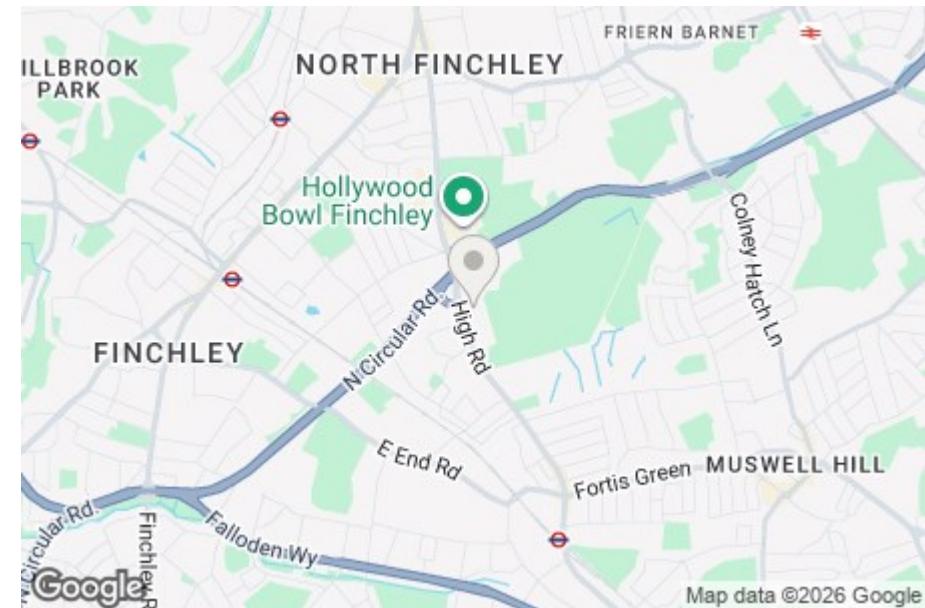
 2 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Two Bedrooms
- First Floor Apartment
- Private Balcony
- Open Plan Kitchen and Reception Room
- Secure Private Parking
- Communal Gardens

## Other Information

Tenure: Leasehold  
Length of Lease: 111 Years  
Ground Rent: £250.00 P/a  
Service Charge: £2,424.00 P/a  
Council Tax Band: D



## Nearest Stations

Finchley Central Station	0.9 miles
West Finchley Station	1.0 miles
East Finchley Station	1.0 miles

## Property Description

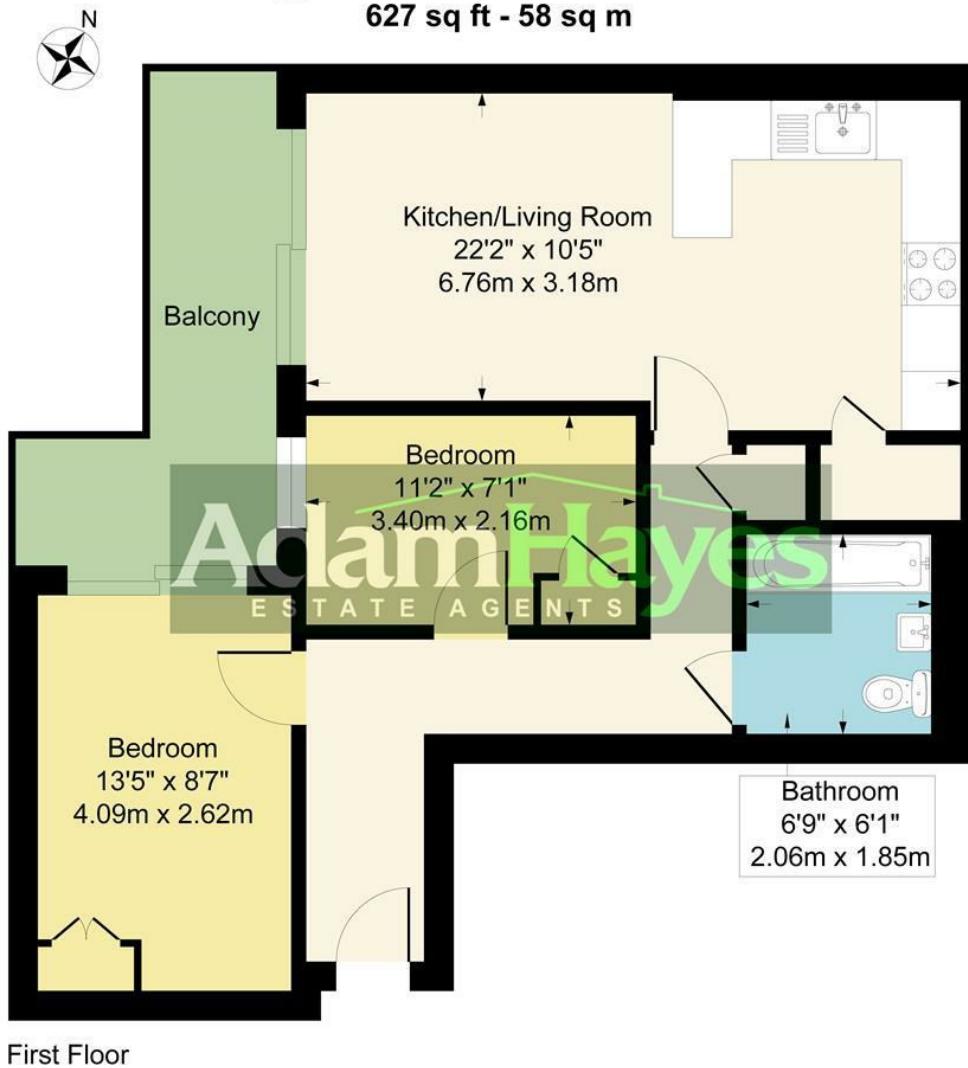
Set within a modern gated development, this contemporary two-bedroom first-floor apartment offers an excellent opportunity for First Time Buyers and Buy-to-Let Investors. The property is offered on a chain free basis and features an approx. 22ft reception room with an open-plan fitted kitchen and breakfast bar, which opens onto a private balcony with access to the main bedroom. Other highlights include ample storage throughout, fitted wardrobes in the main bedroom, a stylish tiled three-piece bathroom, allocated underground parking, lift access, double glazing throughout and a use of communal gardens. The apartment offers a convenient location within walking distance of Finchley Leisure Centre and a variety of restaurants, while also offering easy access to multiple bus routes connecting to Finchley Central, North Finchley, and East Finchley High Roads. To fully appreciate the property's size, condition, and prime location, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

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

Tel: 0208 883 2621 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Approximate Gross Internal Area  
627 sq ft - 58 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.