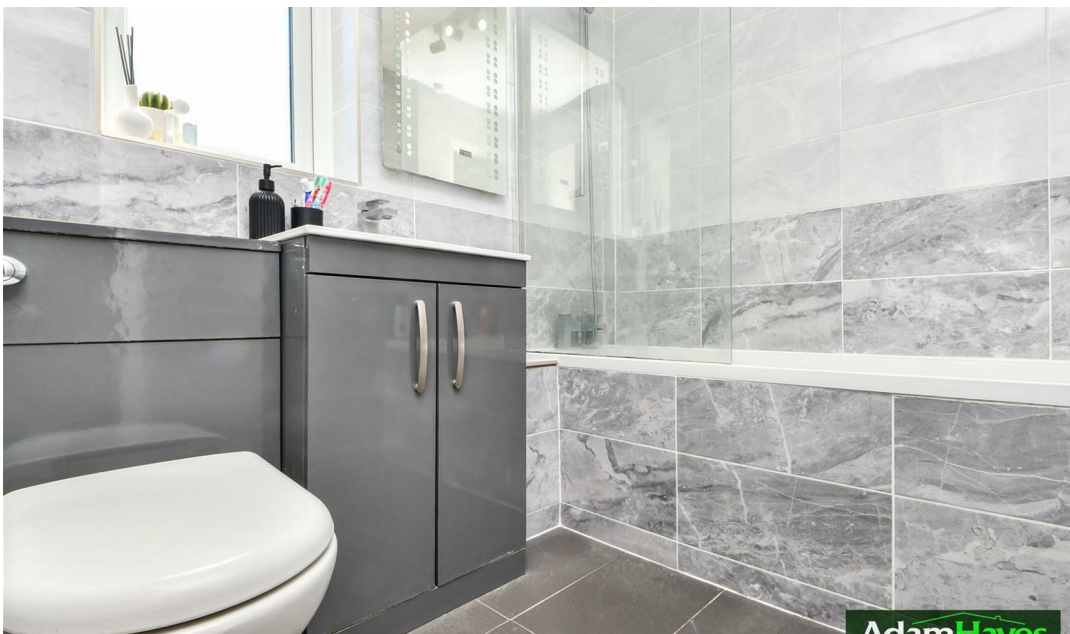




Blackdown Close, East Finchley, N2

£325,000

 2 Bedrooms  1 Bathroom  1 Reception



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

## £325,000

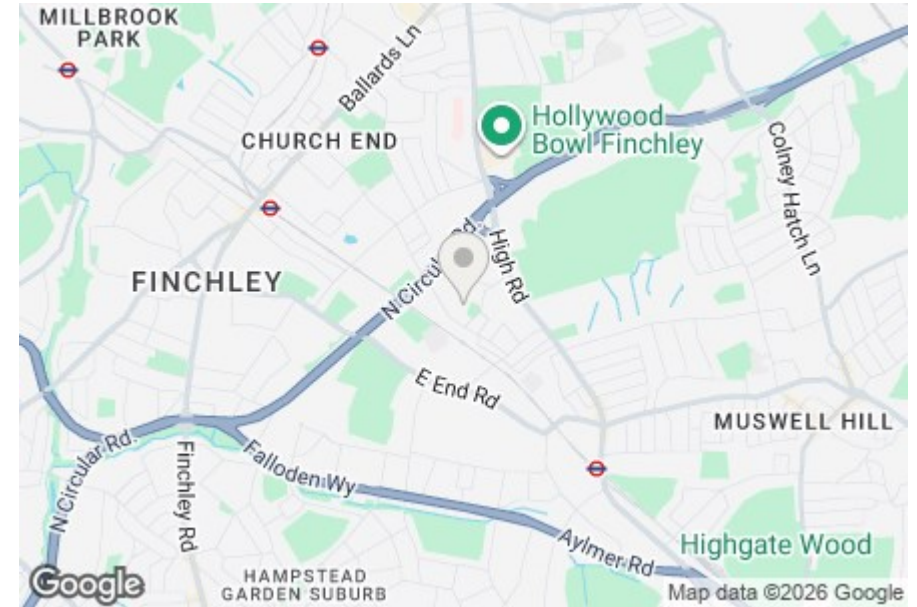
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Ground Floor Apartment
- Modern Kitchen
- Double Glazing
- Ample Storage
- Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: 106 Years  
Ground Rent: £250.00 P/A  
Service Charge: £2,000.00 P/A  
Council Tax Band: C



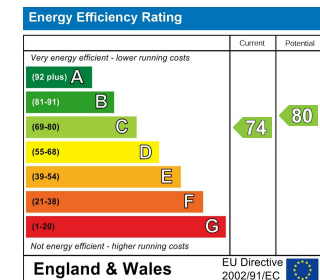
### Nearest Stations

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

### Property Description

Situated within this peaceful cul-de-sac is this beautifully presented two double bedroom ground floor purpose built apartment. The property offers bright and spacious accommodation throughout, comprising a welcoming entrance hall, a bright reception room, a newly refurbished modern kitchen with integrated appliances, two double bedrooms with fitted cupboards and a contemporary bathroom.

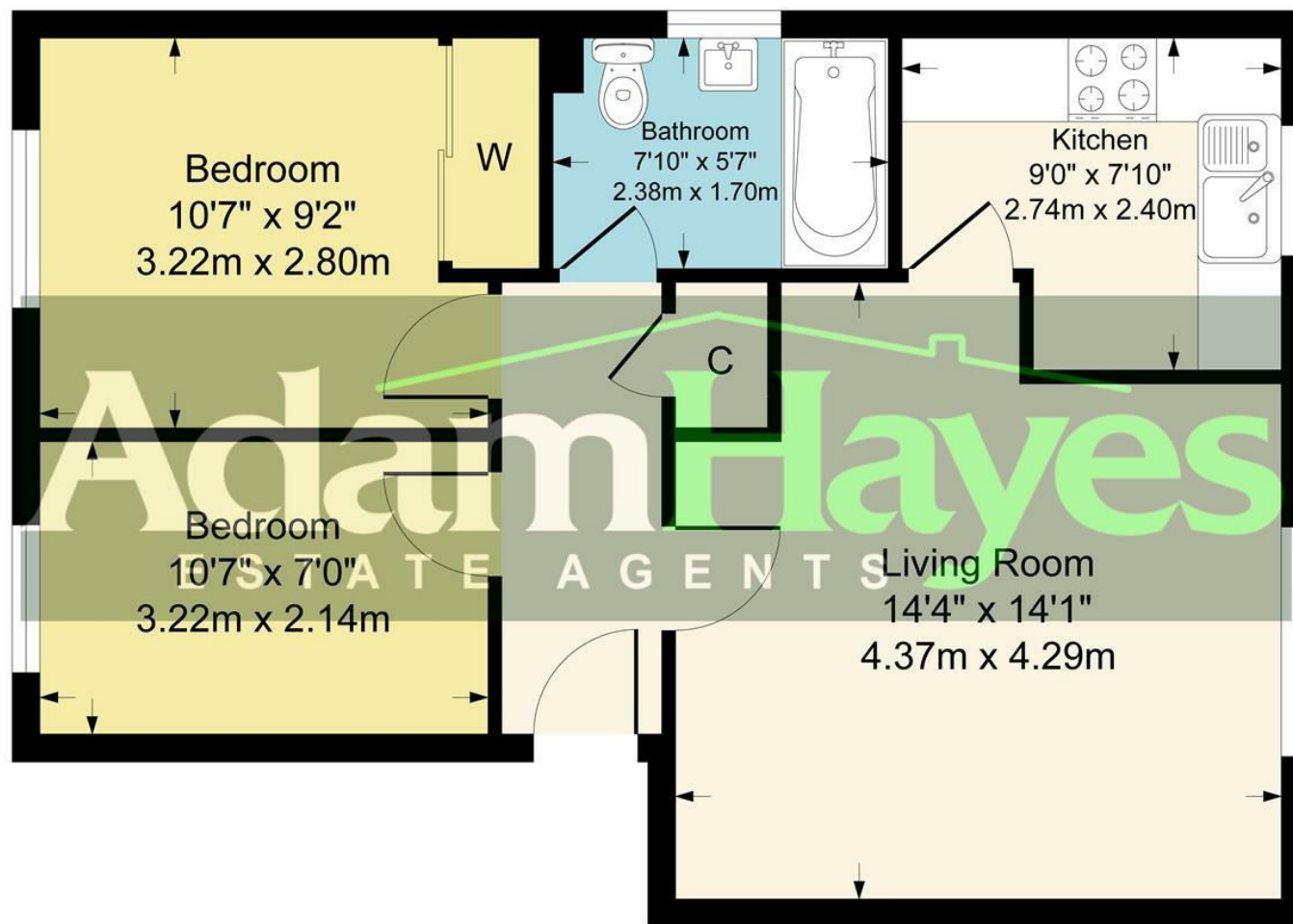
Further benefits include a long lease, allocated off street parking, double glazing and access to well maintained communal gardens. To really appreciate the size, condition and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



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## Approximate Gross Internal Area 513 sq ft - 48 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.