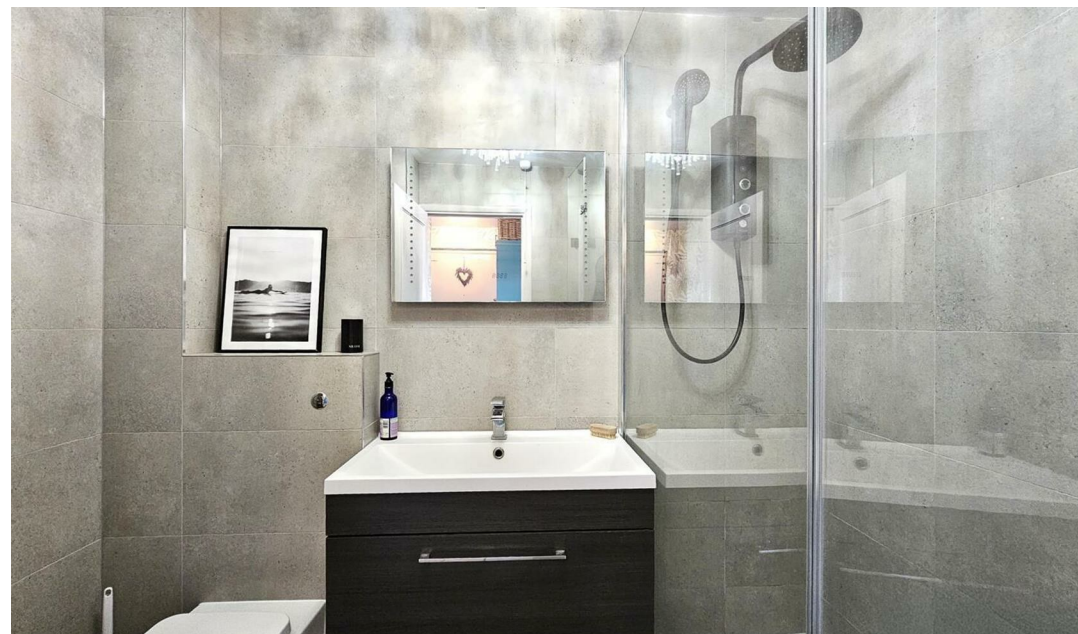




Brendon Grove, East Finchley, N2

 1 Bedroom  1 Bathroom  1 Reception

£325,000



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

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# Brendon Grove, East Finchley, N2

## £325,000

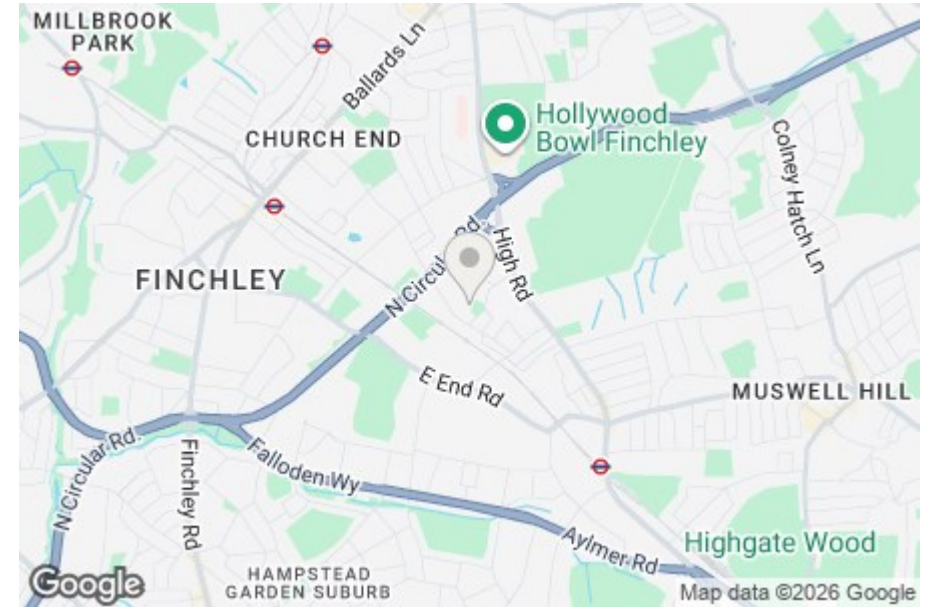
 1 Bedroom  1 Bathroom  1 Reception

### Key Features

- One Double Bedroom
- First Floor Flat
- Modern Kitchen
- Chain Free
- Communal Gardens
- Off Street Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 158 Years  
Ground Rent: Nil  
Service Charge: £2,141.00 P/A  
Council Tax Band: C



### Nearest Stations

East Finchley Station 0.7 miles  
Finchley Central Station 0.8 miles  
West Finchley Station 1.1 miles

### Property Description

A beautifully presented one-bedroom apartment set on the first floor of a contemporary purpose-built development. The property boasts a bright and spacious reception room, an upgraded energy-efficient heating system, and access to communal off-street parking. This superb apartment represents an ideal opportunity for first-time buyers, buy-to-let investors, or professionals seeking a well-located home. Early viewing is highly recommended. Conveniently positioned within easy reach of the wide array of shops, cafés, and amenities in East Finchley, the property also benefits from excellent transport links, including East Finchley Underground Station (Northern Line). To really appreciate the location, size and condition, an internal viewing is highly recommended through the 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	82
		EU Directive 2002/91/EC	

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## First Floor

Approximate Gross Internal Area = 39 sq m / 420 sq ft

Illustration for identification purposes only, measurements are approximate, 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.