



Lankaster Gardens, East Finchley, N2

 1 Bedroom  1 Bathroom  1 Reception

OIEO £325,000



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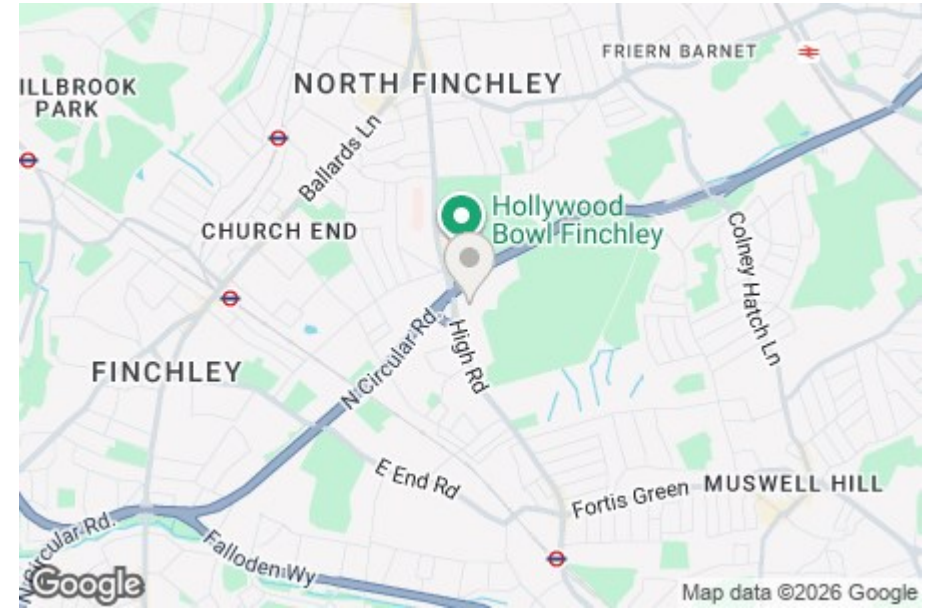
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Key Features

- One Bedroom Flat
- Modern Development
- Underground Parking
- Terrace
- Modern Kitchen
- Chain Free

Other Information

Tenure: Leasehold
Length of Lease: 110 Years
Ground Rent: £250.00 P/A
Service Charge: £2,407.00 P/A
Council Tax Band: C



Nearest Stations

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

Property Description

A beautiful one bedroom second floor purpose built apartment situated within this modern gated development, conveniently located within easy access to local amenities and transport facilities. The property benefits from a bright reception room with access to a private balcony, a modern fitted kitchen, a good size double bedroom and a contemporary bathroom. Further benefits include secure underground parking, gas central heating and double glazing. To really appreciate the size, location and condition of the property, 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	82	82
(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	

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Floor Plan

Total floor area 56.0 sq.m. (603 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan 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.