



East End Road, East Finchley, N2

£375,000

 2 Bedrooms  1 Bathroom  1 Reception



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### Key Features

- Two Bedrooms
- Ground Floor Flat
- Modern Bathroom
- Popular Location
- Communal Gardens
- Residents Communal Parking

### Other Information

Tenure: Share of Freehold  
 Length of Lease: 900 Years  
 Ground Rent: Nil  
 Service Charge: £2,160.00 P/A  
 Council Tax Band: C



### Nearest Stations

- East Finchley Station 0.5 miles
- Finchley Central Station 0.9 miles
- West Finchley Station 1.3 miles

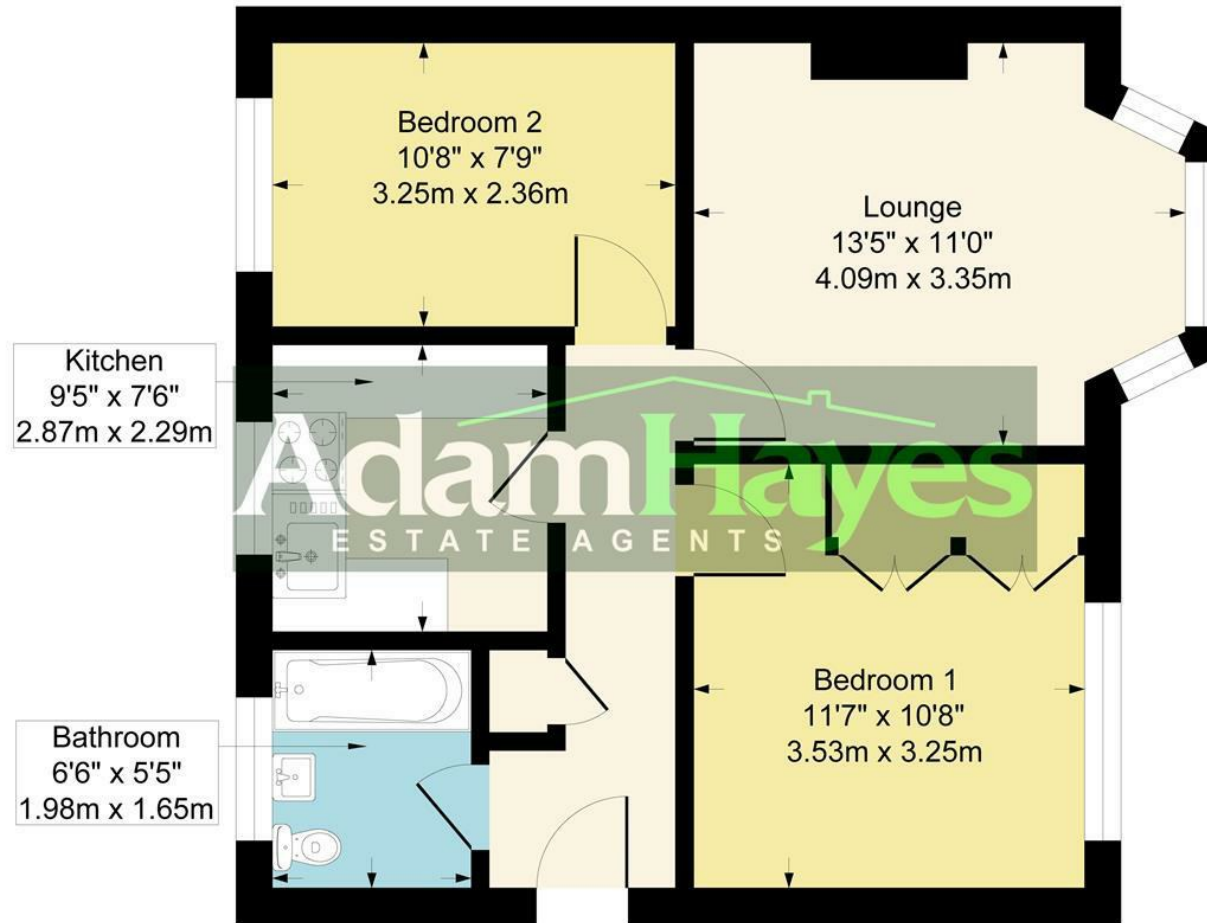
### Property Description

Set back just off East End Road is this well-presented two bedroom ground floor apartment, ideally located for easy access to excellent transport links and a wide range of local amenities. The property offers a bright and spacious reception room, a modern fitted kitchen, two well-proportioned bedrooms and a contemporary family bathroom. Further benefits include ample storage, communal off-street parking, access to well-maintained communal gardens and a share of the freehold.

Positioned close to East Finchley High Road, green open spaces and superb transport connections, this apartment provides an excellent balance of convenience and tranquillity. To really appreciate the size, condition and location, an internal viewing is highly recommended via 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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Approximate Gross Internal Area  
528 sq ft - 49 sq m**



**Ground Floor**

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.