



Juliana Close, East Finchley, N2

 2 Bedrooms  2 Bathrooms  1 Reception

£450,000



Adam Hayes
ESTATE AGENTS



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Key Features

- Two Double Bedrooms
- Two Bathrooms (One-Ensuite)
- First Floor Apartment
- Fitted Kitchen
- Juliette Balcony
- Off Street Parking

Other Information

Tenure: Leasehold
Length of Lease: 180 Years
Ground Rent: £175.00
Service Charge: £2,460.00
Council Tax Band: D



Nearest Stations

Finchley Central Station	0.7 miles
East Finchley Station	0.9 miles
West Finchley Station	1.0 miles

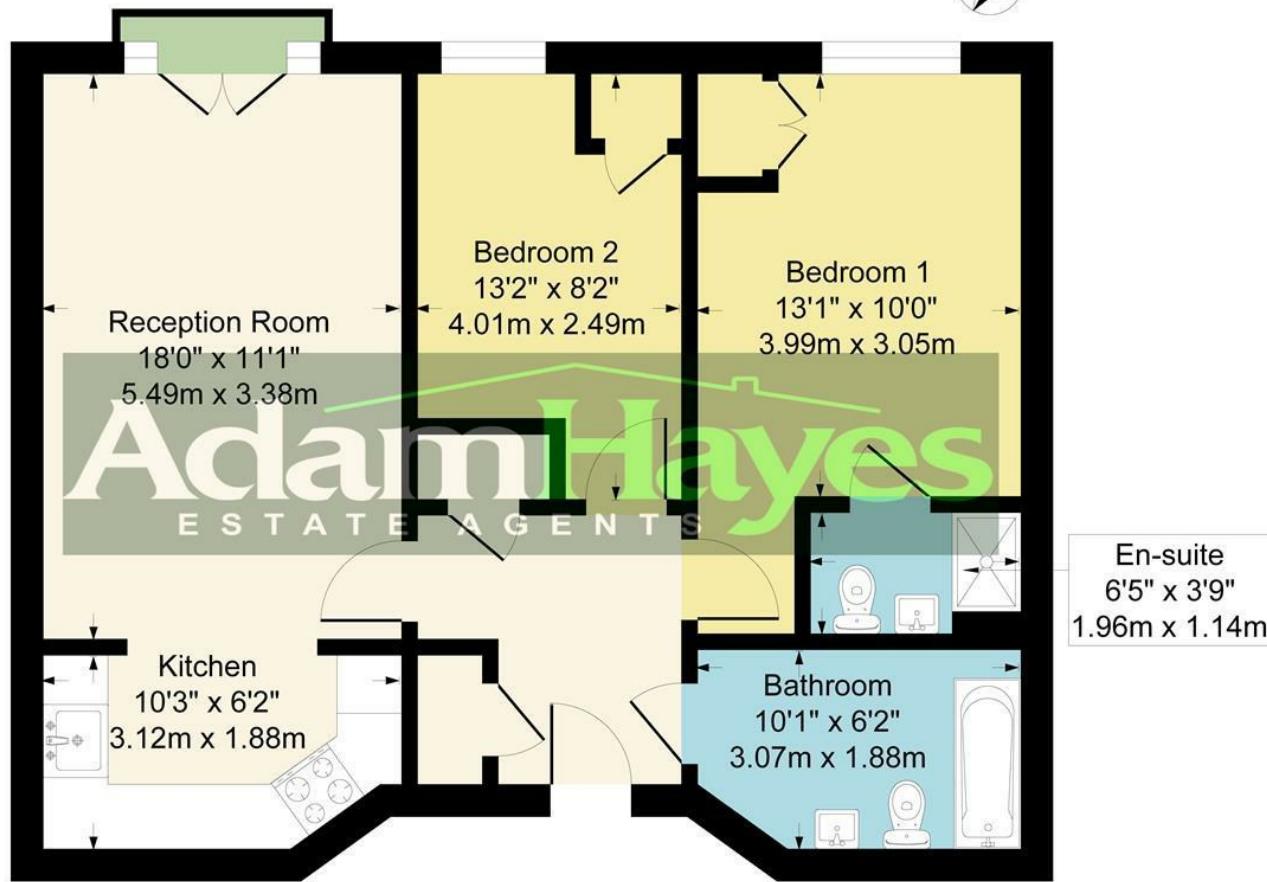
Property Description

Situated in a quiet residential cul-de-sac gated development and within short distance to East Finchley's popular High Street and Underground Station is this two double bedroom, two bathroom (one-ensuite) first floor apartment. The property best suits First Time Buyers and benefits from a long lease, a fitted kitchen leading to an approx. 18ft reception room with a Juliette balcony and allocated parking (additional visitor parking available), double glazed windows, gas central heating and a use of communal gardens. Internal viewings are highly recommended to appreciate the size, condition and location through vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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	EU Directive 2002/91/EC	

Approximate Gross Internal Area

702 sq ft - 65 sq m



First 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.