



East End Road, East Finchley, N2

2 Bedrooms 1 Bathroom 1 Reception

OIEO £400,000



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

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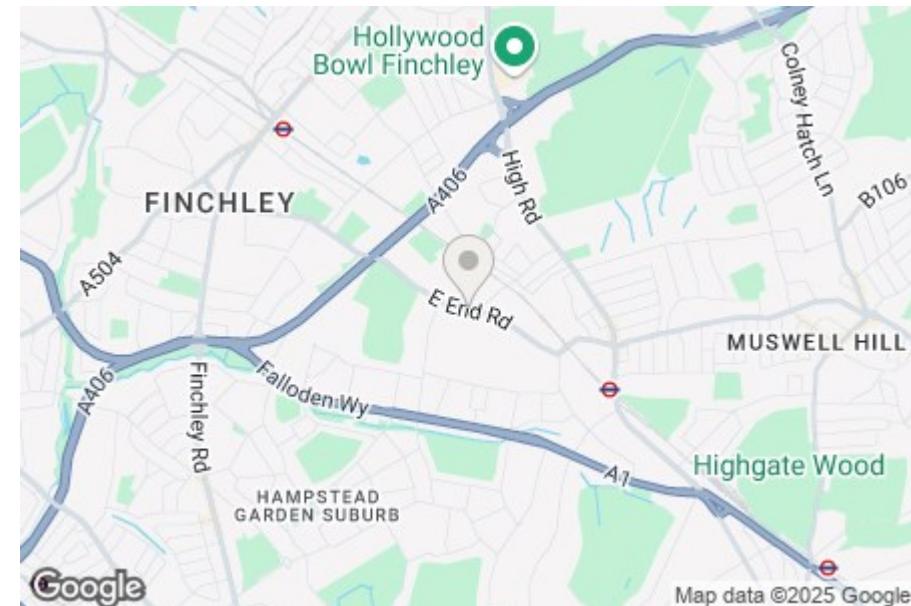
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Ground Floor Apartment
- Chain Free
- Modern Fitted Kitchen
- Off Street Parking
- Communal Gardens

Other Information

Tenure: Share of Freehold
Length of Lease: 900 Years
Ground Rent: Nil
Service Charge: £2,160.00
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 off East End Road is this well-presented rear-facing two-bedroom ground-floor apartment. With excellent transport links and local amenities just a short walk away, this property is ideal for first-time buyers, downsizers, or investors. Offered chain free, the flat features a bright and spacious reception room, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish bathroom. Additional benefits include off-street parking, ample storage, and secure entry.

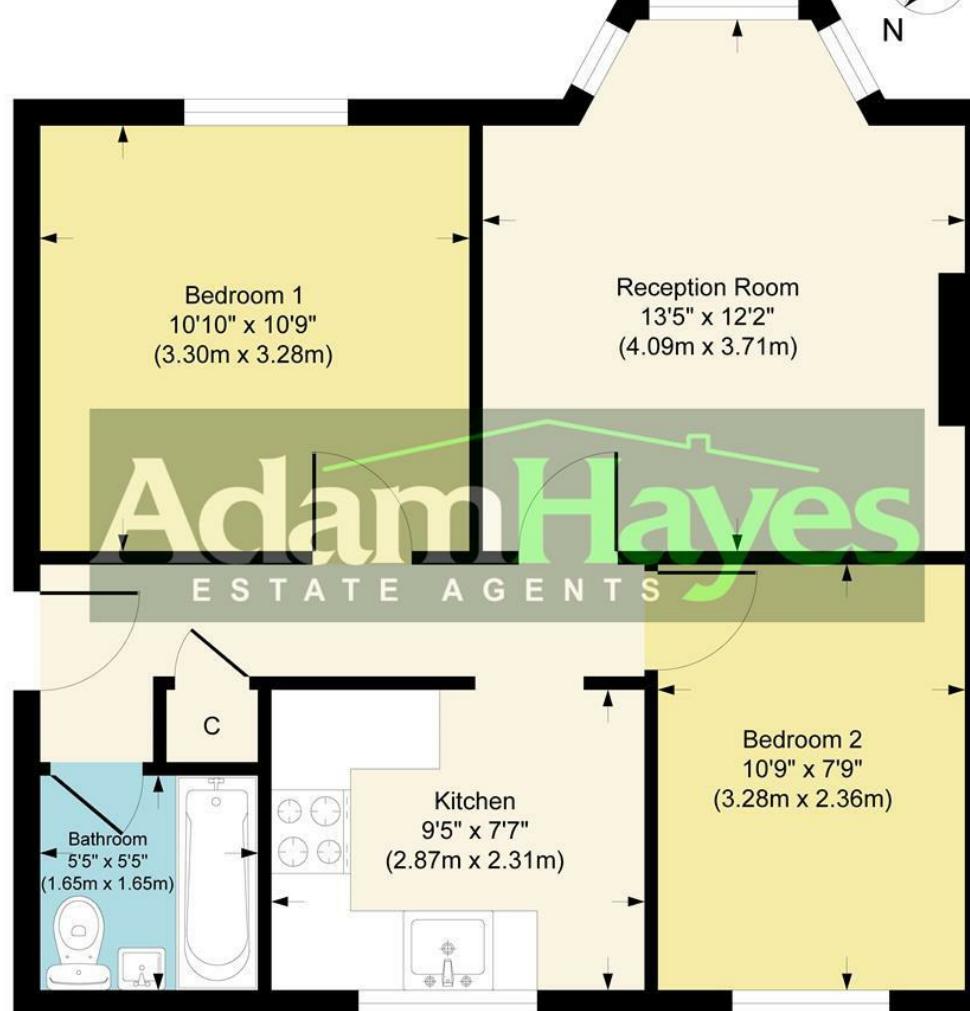
Situated within close proximity to East Finchley's bustling High Road, green spaces, and great transport connections, this home provides both convenience and tranquillity. To really appreciate the size, condition and location an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	56	
(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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Approximate Gross Internal Area
49 sq ft - 525 sq m



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.