



Elmshurst Crescent, East Finchley, N2

 3 Bedrooms  1 Bathroom  1 Reception

£450,000



The Property  
Ombudsman



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

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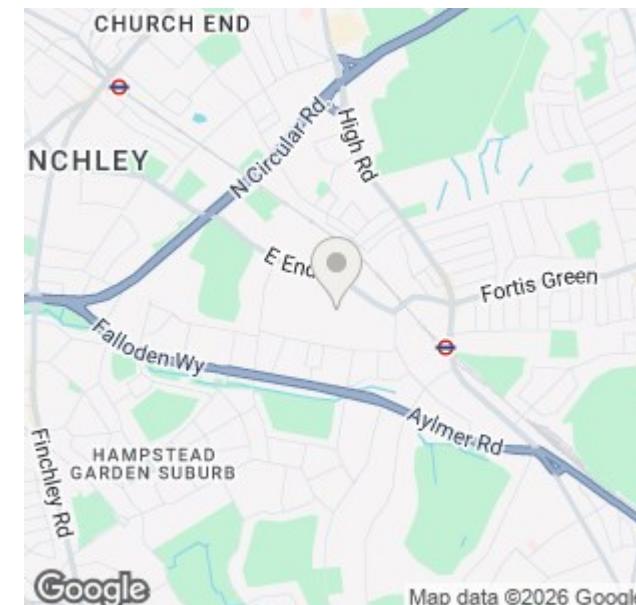
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## Key Features

- Three Bedrooms
- Ground Floor
- Modern Kitchen
- Shower Room
- Extended Lease
- Close to Amenities

## Other Information

Tenure: Leasehold  
Length of Lease: 170 years  
Ground Rent: Nil  
Service Charge: £1,800 pa  
Council Tax Band: C



## Nearest Stations

- East Finchley Station	0.6miles
- Finchley Central Station	1.1miles
- Golders Green Station	1.4miles

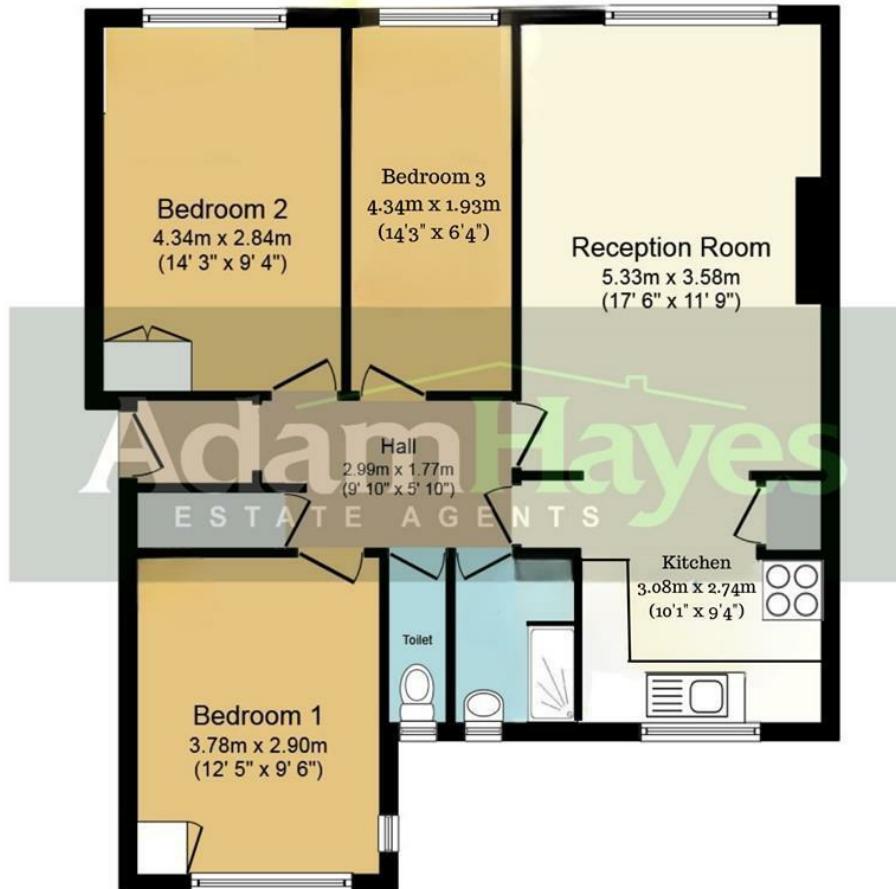
## Property Description

Situated in this popular turning off East End Road and conveniently located within the catchment area for some of the area's most popular schools is this charming three bedroom ground floor apartment. The property boasts an approx. 17ft reception room, a modern kitchen, ample storage, and a two piece shower suite with separate WC. The property is ideal for either first-time buyers or buy to let investors and further benefits from an entryphone system, gas central heating, use of communal gardens and parking. To really appreciate the size, condition and potential 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 (82 plus) A		
(81-91) B		
(69-80) C		
(55-58) D	72	79
(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 73.0 sq. m. (786 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.