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# Lankaster Gardens, East Finchley, N2

## £375,000

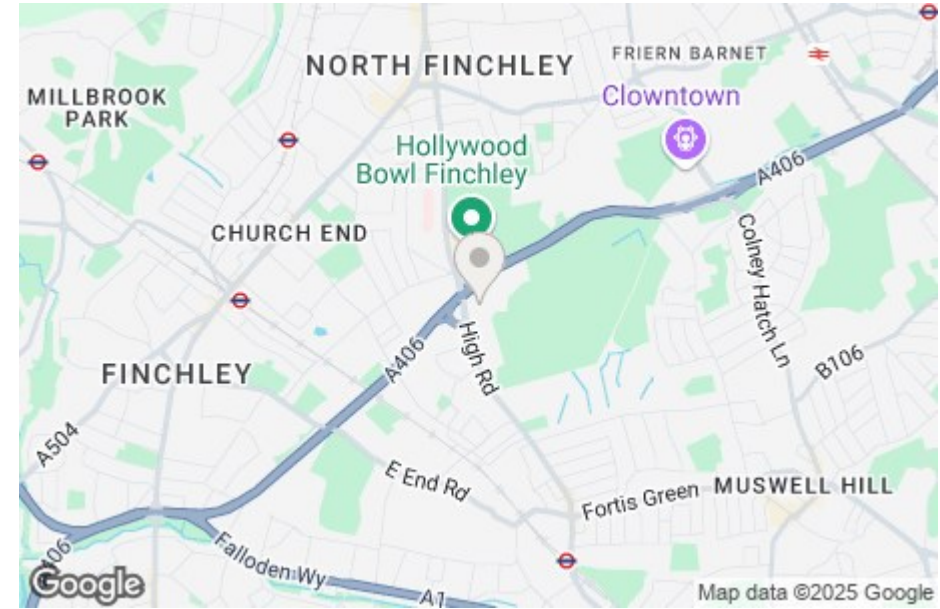
2 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- Two Bedrooms
- Modern Fitted Kitchen
- Private Terrace Garden
- Off Street & Allocated Parking
- Security Gated Development
- Chain Free

### Other Information

Tenure: Leasehold  
Length of Lease: 112 Years  
Ground Rent: £250.00 P/A  
Service Charge: £2,400.00 P/A  
Council Tax Band: D



### Nearest Stations

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

### Property Description

Conveniently located within the catchment area for a number of popular schools and within easy access of local shops and amenities is this spacious two bedroom apartment with a private garden terrace. The property is offered chain free and benefits from allocated underground parking and visitors parking, one reception rooms, semi open plan kitchen and family bathroom. To fully appreciate the size, location, and potential of this home, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

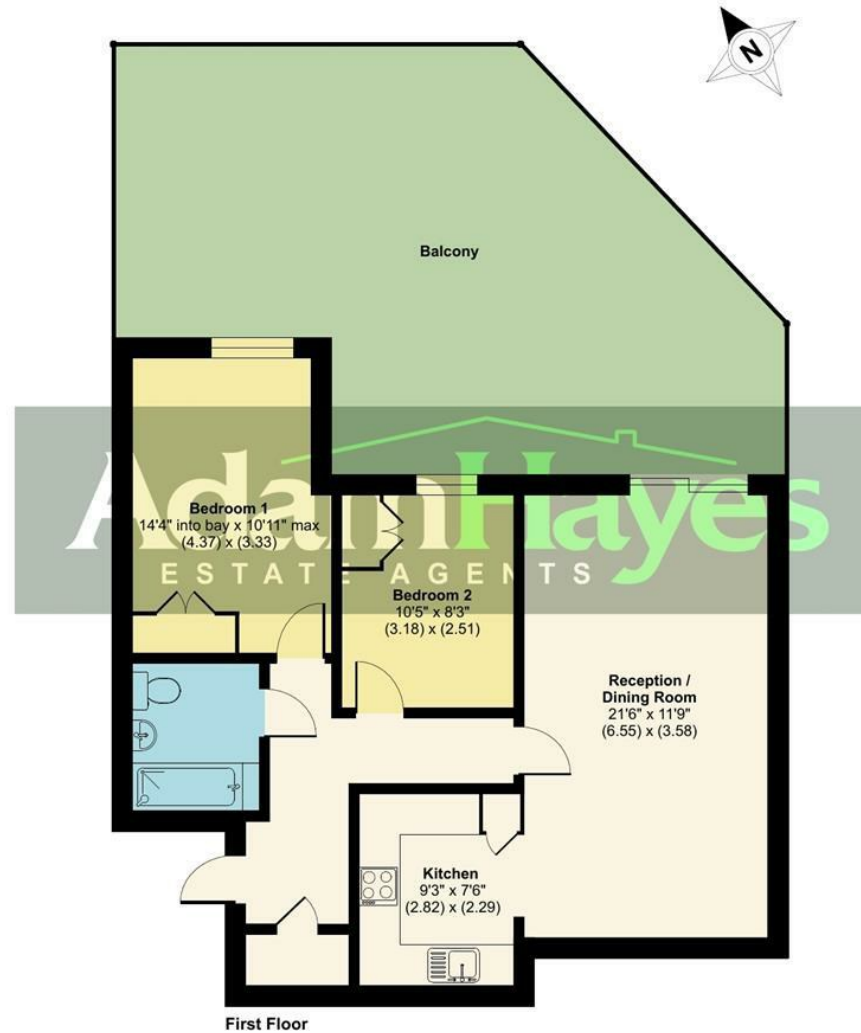
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1202692.

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