



Park Gate, East Finchley, N2

£500,000

 2 Bedrooms  1 Bathroom  1 Reception



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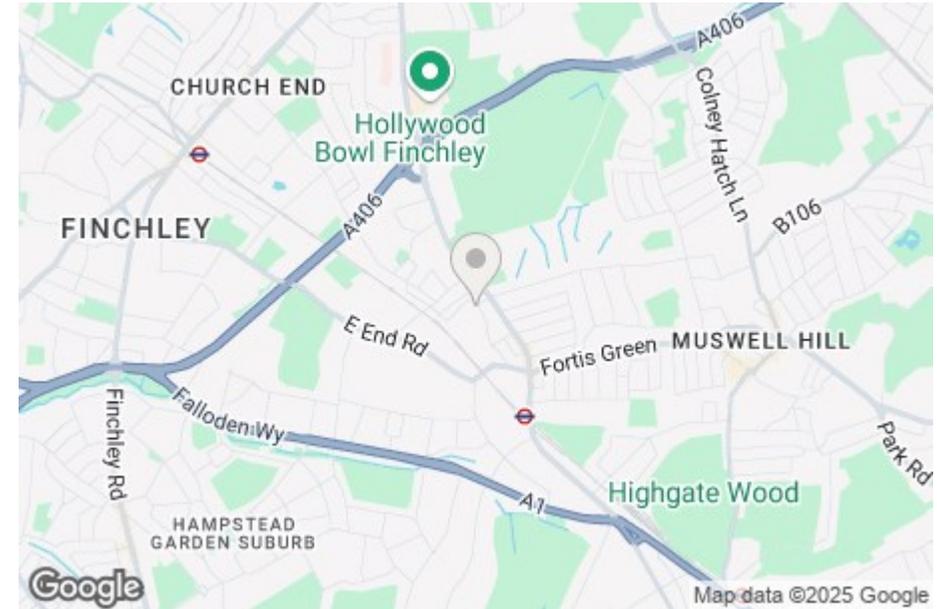
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Key Features

- Two Double Bedrooms
- Share of Freehold
- Balcony
- Chain Free
- Recently Refurbished
- Use of Communal Gardens

Other Information

Tenure: Share of Freehold
Length of Lease: TBC
Ground Rent: Nil
Service Charge: TBC
Council Tax Band: D



Nearest Stations

East Finchley Station 0.4 miles
Finchley Central Station 1.1 miles
Highgate Station 1.4 miles

Property Description

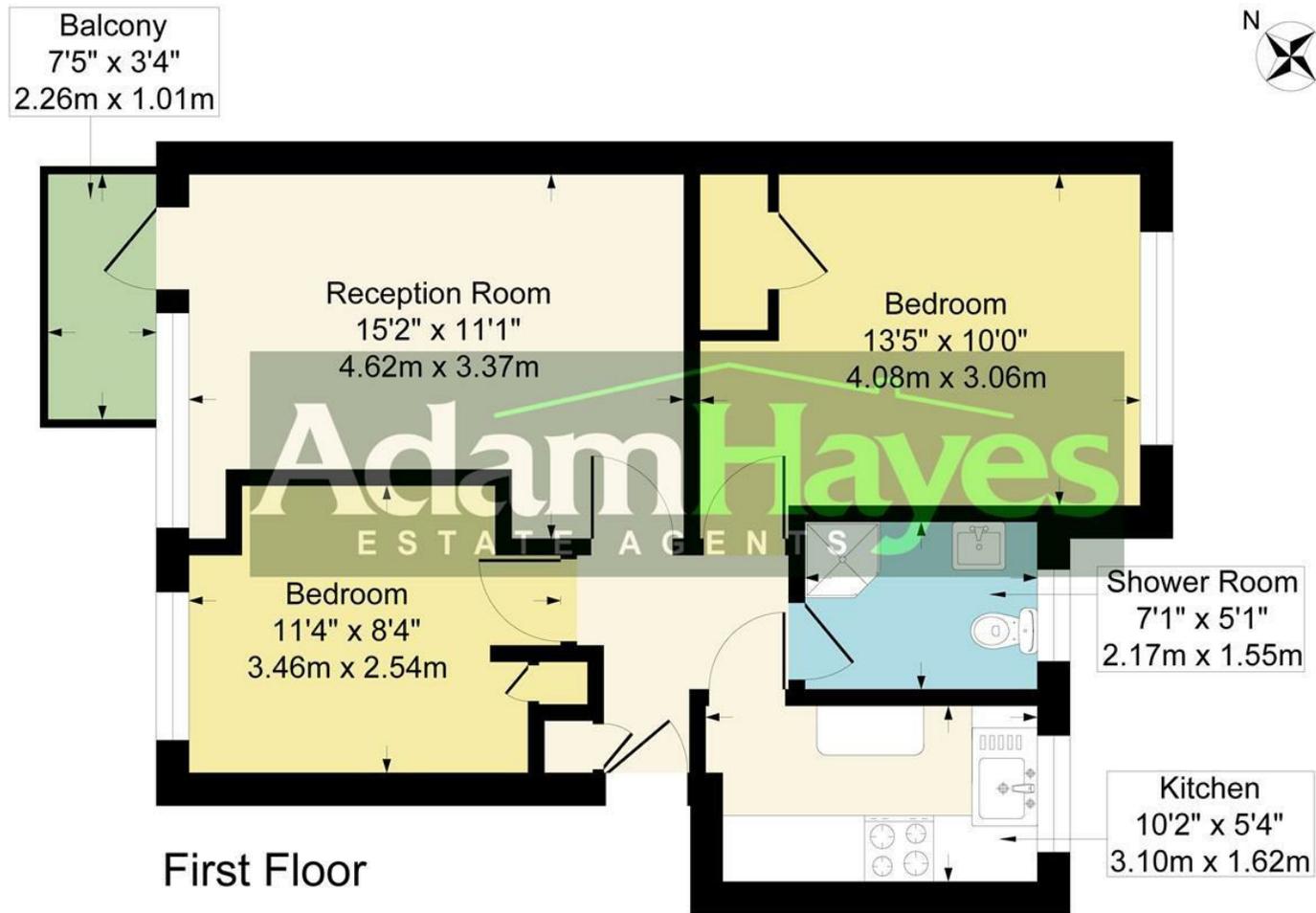
Situated in this popular cul-de-sac turning off East Finchley High Road and within walking distance to local shops, amenities and East Finchley Tube station is this share of freehold two double bedroom, one bathroom, first floor apartment. The property has been recently refurbished and is offered chain free, benefitting from a large reception with a private balcony, separate modern kitchen, access to loft, off street parking via garage and on street via residents permit. This property is ideally suited for first-time buyers or buy-to-let investors, located within the catchment area of several outstanding schools, including The Archer Academy, Martin Primary School, and Oak Lodge School. East Finchley Tube Station is conveniently located just 0.4 miles away. To truly appreciate the size, location, and potential of this home, an internal viewing is highly recommended through the vendor's main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(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 = 538 sq ft - 50 sq m



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.