





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

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# Lankaster Gardens, East Finchley, N2

## £400,000

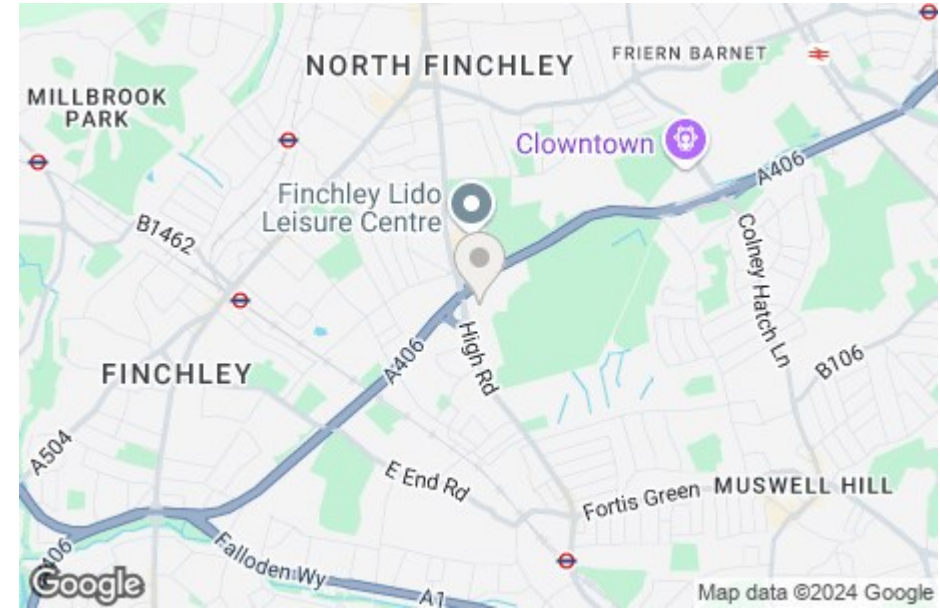
2 Bedrooms 1 Bathrooms 1 Receptions

### 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.

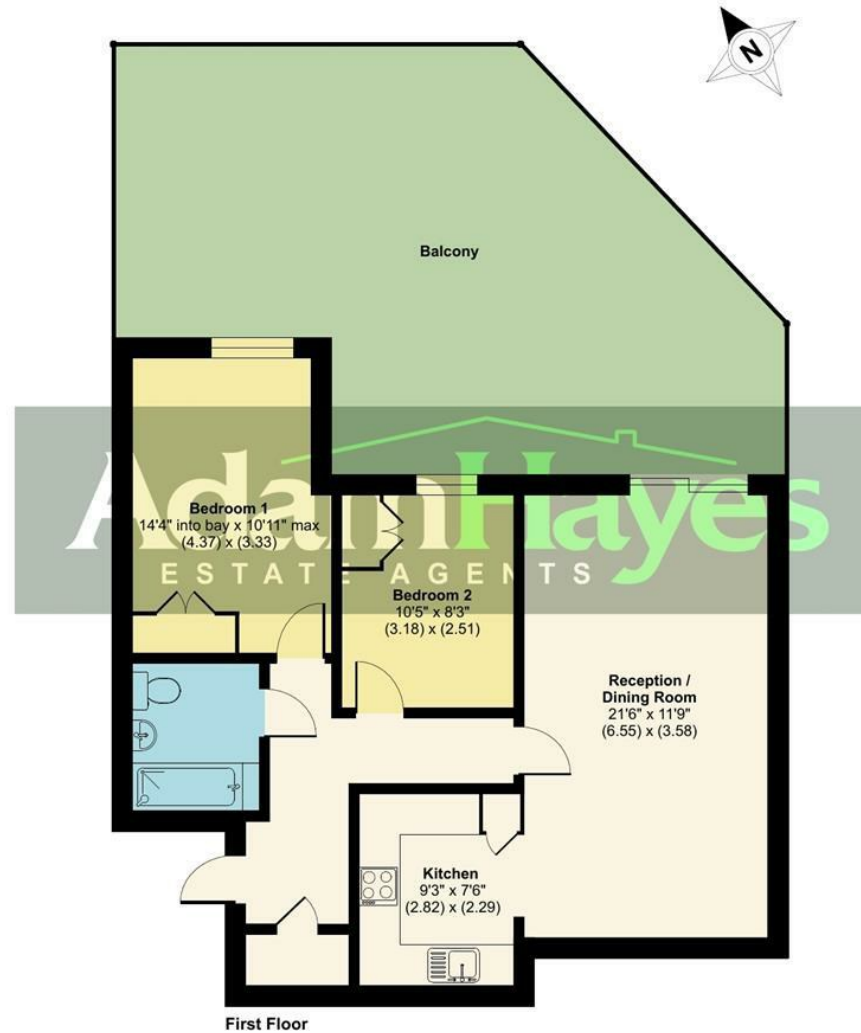
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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.