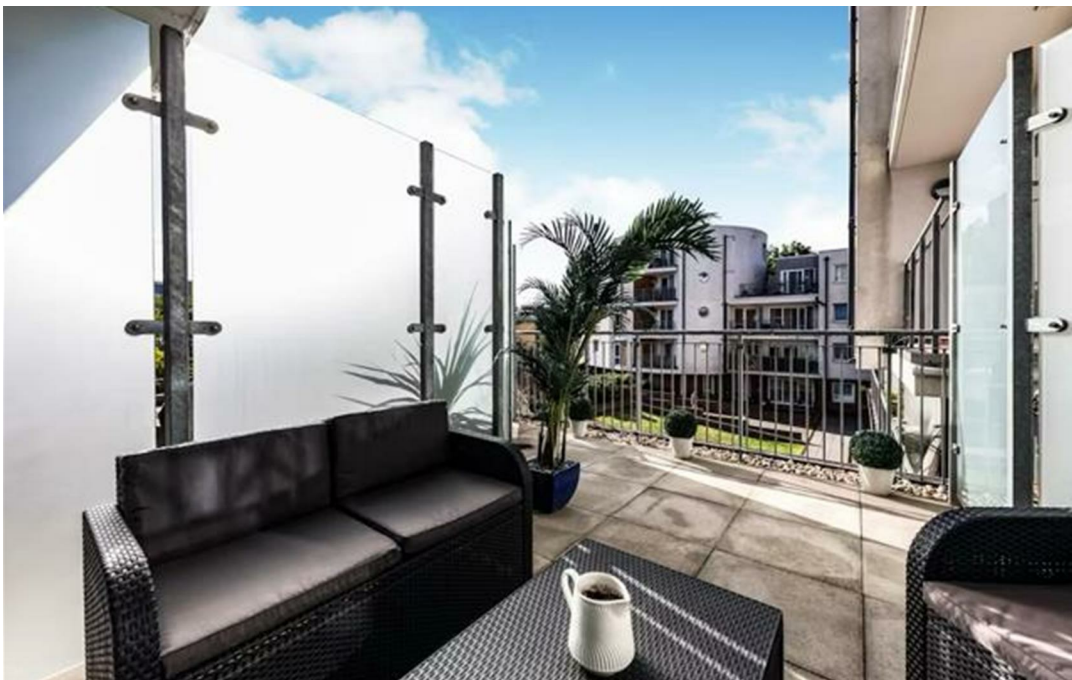




Lankaster Gardens, East Finchley, N2

 1 Bedroom  1 Bathroom  1 Reception

£350,000



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Lankaster Gardens, East Finchley, N2

£350,000

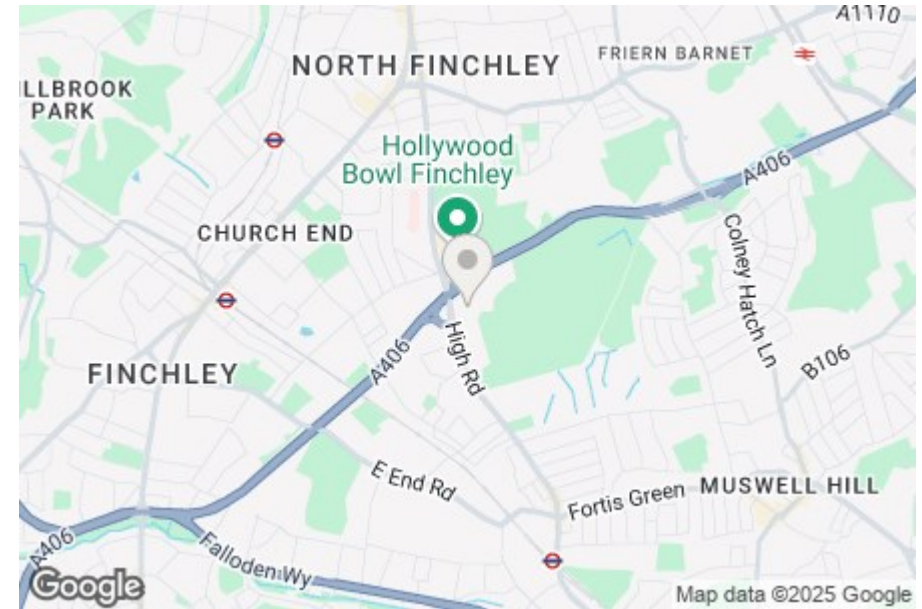
1 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- One Double Bedroom
- Ground Floor Apartment
- Private Balcony
- Modern Fitted Open Plan Kitchen
- Contemporary Bathroom
- Allocated Underground Parking

Other Information

Tenure: Leasehold
Length of Lease: 111 Years
Ground Rent: £250.00 P/A
Service Charge: £1,920.00 P/A
Council Tax Band: C



Nearest Stations

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

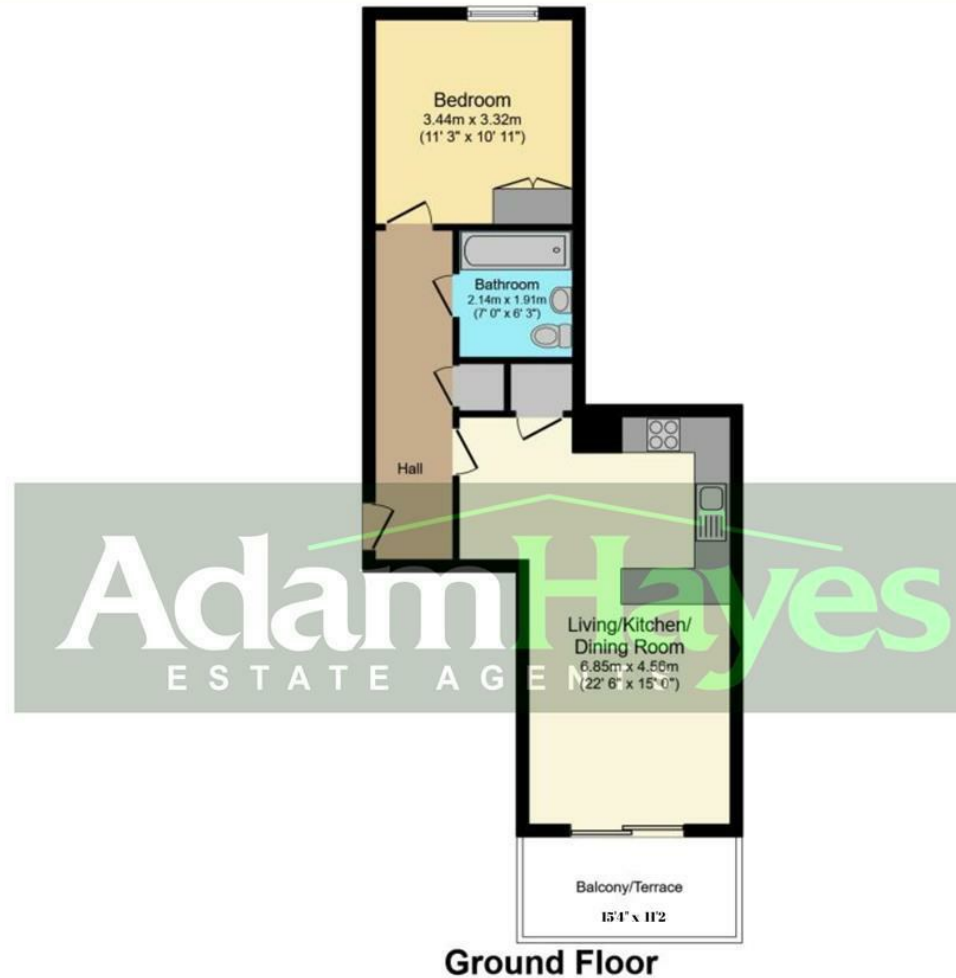
Property Description

Set within a highly sought after gated development in East Finchley is this one double bedroom ground floor apartment. The property offers approx. 560 sq. ft of internal space and is elegantly presented throughout. It features an approx. 22ft reception room with a stylish fitted and open-plan kitchen, extending to stunning sliding patio doors that open onto a generously sized, south-facing private balcony, benefitting from beautiful views of the well maintained communal gardens. Further benefits include having ample storage throughout, a three piece bathroom suite with tiled walls and chrome fittings as well as an allocated underground parking space, a lift within the block and a long lease over 100 years. To really appreciate the size, location and condition of the property, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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

Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



Total floor area 52.0 sq. m. (560 sq. ft.) approx

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.