

TO LET

- Three bedrooms
- First floor maisonette
- Own front door
- Spacious living room
- Kitchen
- Modernisation required
- Chain free
- Own section of garden

Anthony Webb

Sedgemere Avenue, East Finchley, London, N2  
Chain Free £530,000

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ESTATE AGENTS



# Sedgemere Avenue, East Finchley, London, N2

CASH BUYERS ONLY - due to 59 year lease. A spacious three bedroom maisonette with own section of rear garden occupying the entire first floor of this Victorian period property. The property offers an impressive 958 sq ft of living space which requires updating and has great potential to be a wonderful home.

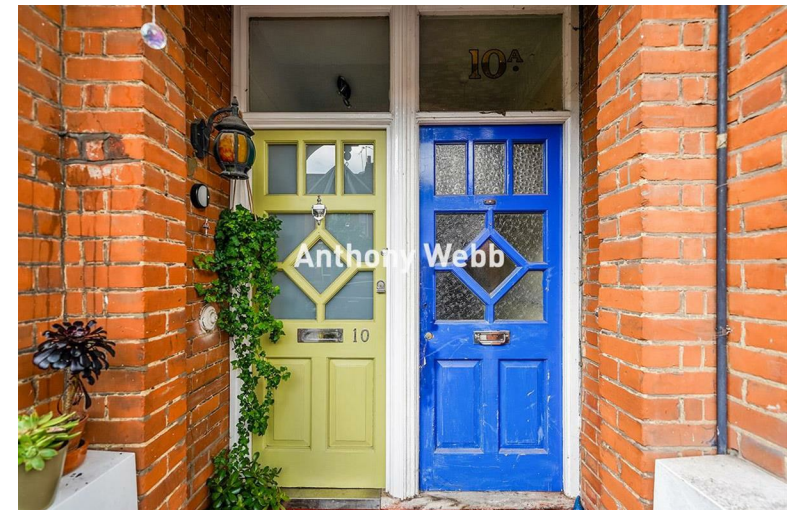
Sedgemere Avenue is an attractive tree-lined road located off East End Road and enjoys a wealth of shops, restaurants, bus routes and East Finchley Tube station (Northern Line) within easy walking distance. There are also several outstanding schools nearby including Oak Lodge School and The Archer Academy.

Own original front door with stairs to first floor • Spacious landing with storage cupboard and access to loft space with potential to extend into subject to usual consents • Generous living room with bay window and feature fireplace • Dining room with stairs down to own section of rear garden • Kitchen • Bathroom • Main bedroom with original cupboard and feature fire surround • Two further bedrooms • Private rear garden with rear gate.

Current lease remaining is 59 years.  
 Service charges N/A  
 Ground rent currently £100 p.a.  
 Council Tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk

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