



Lankaster Gardens, East Finchley, N2

 2 Bedrooms  2 Bathrooms  1 Reception

OIEO £400,000





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

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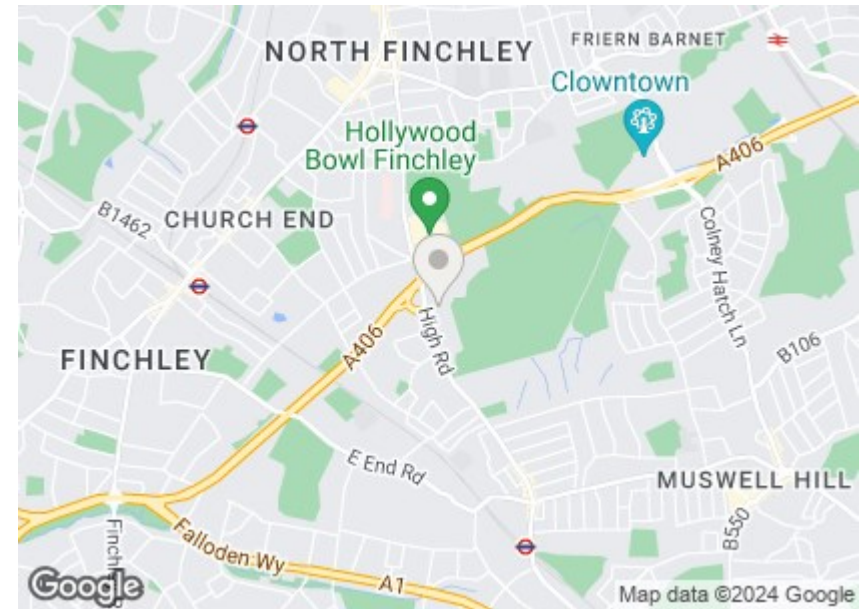
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Key Features

- Modern Two Bed Flat
- Lift Access
- Balcony
- Parking
- 21ft Lounge
- Two Bathrooms
- Modern Kitchen and Bathroom

Other Information

Tenure: Leasehold
Length of Lease: 108 Years
Ground Rent: £250.00 P/A
Service Charge: Approx. £3,500.00 P/A
Council Tax Band: D




Nearest Stations

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

Property Description

Located in a contemporary gated development with convenient access to local amenities and transport links, this second-floor apartment features two bedrooms and two bathrooms (one en-suite). The property boasts a modern kitchen, a 21-foot reception room, a balcony, gated underground parking, gas central heating, and double glazing throughout. First-time buyers or buy-to-let investors will appreciate that the property is chain-free and close to North Finchley Leisure Complex, various shops and restaurants, and East Finchley Tube Station. An internal viewing is highly recommended to fully appreciate the property's size, location, and condition via 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	84	84
(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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First Floor

Total floor area 75.2 sq.m. (809 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.