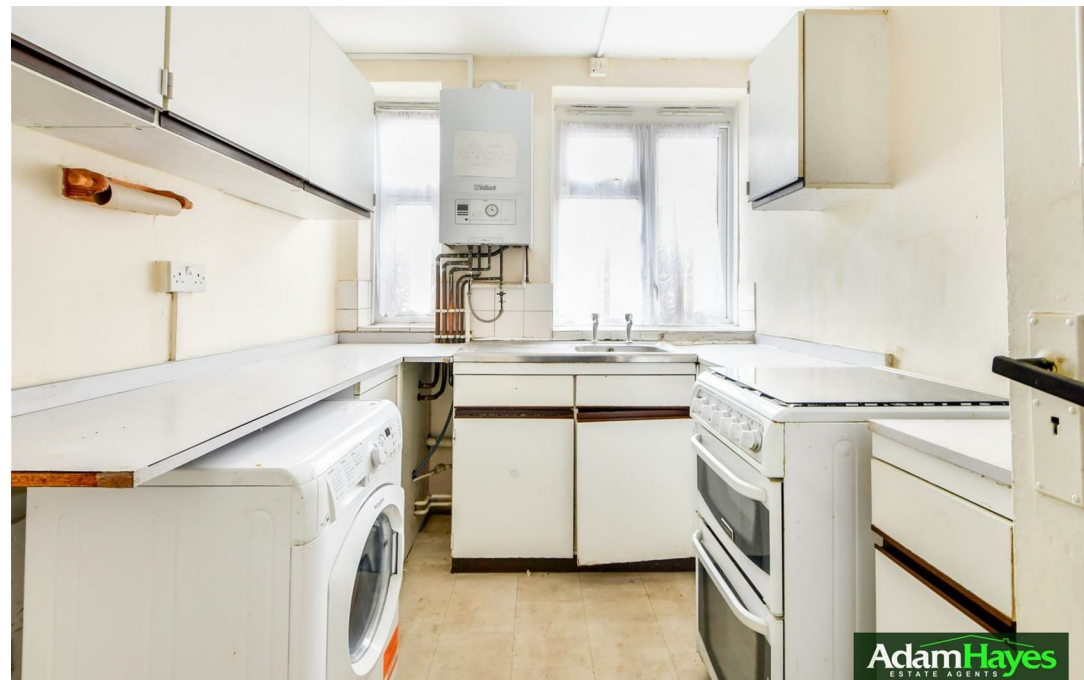




The Grange, East Finchley, N2

 2 Bedrooms  1 Bathroom  1 Reception


£300,000



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

# The Grange, East Finchley, N2

£300,000

 2 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Two Bedrooms
- Unmodernised
- Ground Floor
- Chain Free
- Communal Parking
- Communal Gardens

## Other Information

Tenure: Leasehold  
Length of Lease: 90 Years  
Ground Rent: Nil  
Service Charge: £1,500.00 P/A  
Council Tax Band: C

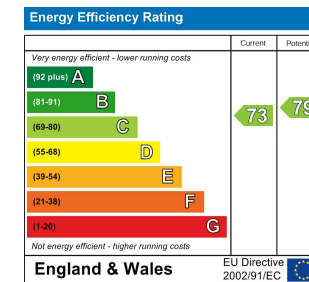


## Nearest Stations

East Finchley Station 0.7 miles  
Finchley Central Station 0.9 miles  
West Finchley Station 1.1 miles

## Property Description

Situated in this popular development within the catchment area for a number of popular schools is this unmodernised two bedroom ground floor apartment. The property is offered chain free and benefits from an approximately 13ft living room, double glazing, gas central heating (untested), use of communal gardens and parking. The property is ideal for either first-time buyers or buy to let investors. To really appreciate the size, potential and location an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

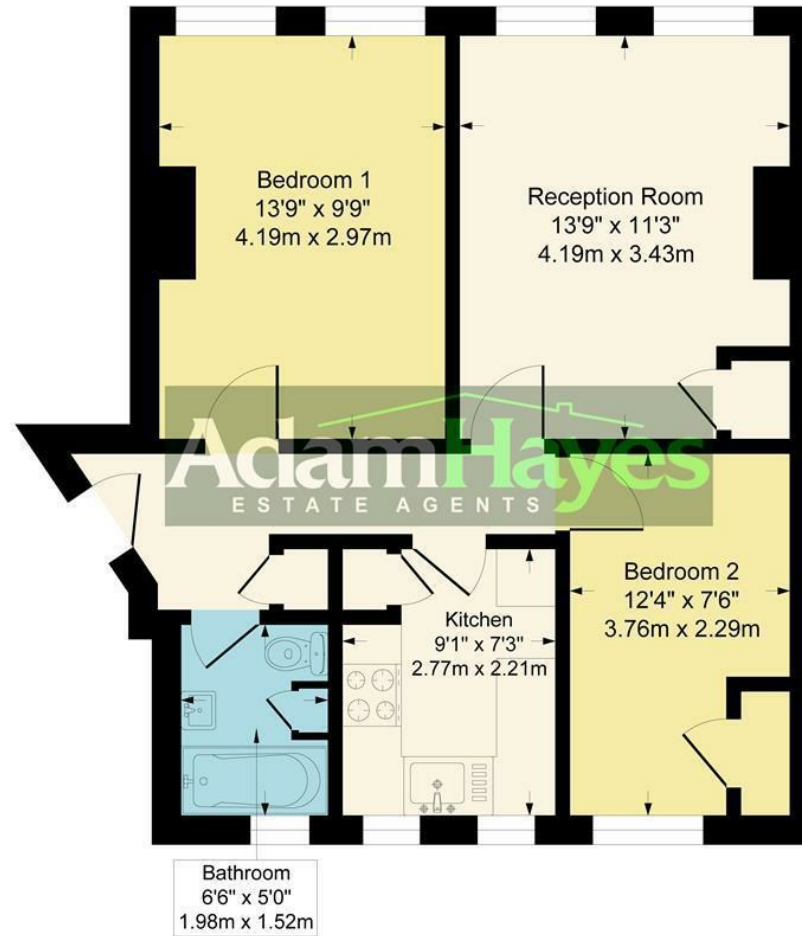


Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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



**Approximate Gross Internal Area**  
**573 sq ft - 53 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.