



Prospect Ring, East Finchley, N2

 2 Bedroom  2 Bathroom  1 Reception

OIEO £475,000





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

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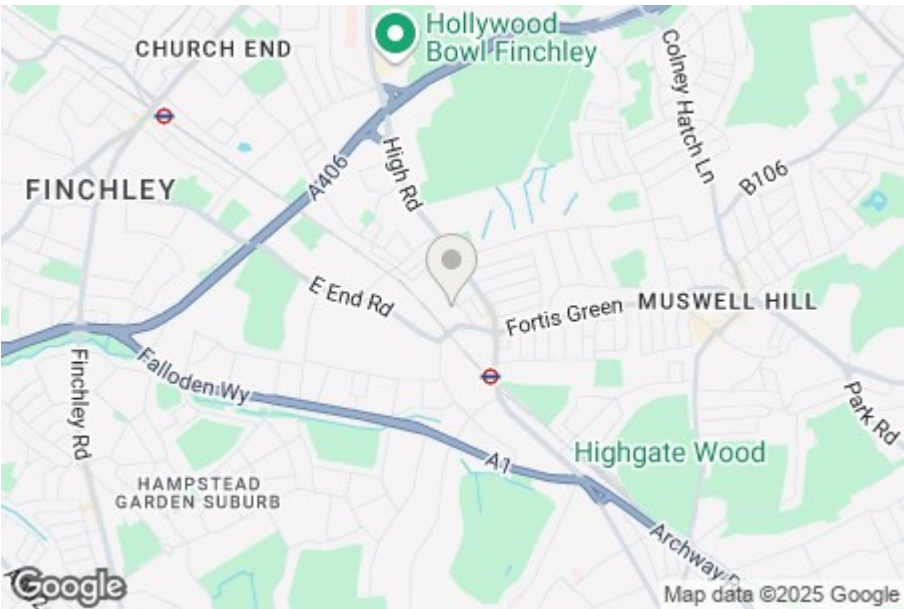
2 Bedrooms 2 Bathrooms 1 Receptions

## Key Features

- Two Bedrooms
- Two Bathrooms
- Ground Floor Apartment
- Modern Kitchen
- Catchment for Archer Academy
- Off Street Parking

## Other Information

Tenure: Leasehold  
Length of Lease: 177 Years  
Ground Rent: Nil  
Service Charge: £2,042.00  
Council Tax Band: E

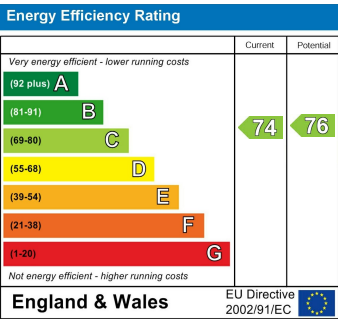


## Nearest Stations

East Finchley Station 0.3 miles  
Finchley Central Station 1.3 miles  
Highgate Station 1.3 miles

## Property Description

Conveniently located within minutes walk of local shops, amenities and transport facilities is this beautifully presented two double bedroom, two bathrooms (one en-suite) ground floor apartment. The property is set in the catchment area for a number of popular schools including The Archer Academy and Martins Primary and benefits from a large living area with a modern kitchen, allocated parking in a gated car park and use of a communal garden. The apartment will be Ideal for first-time buyers and those looking to downsize and enjoys close proximity to East Finchley Tube Station (Northern Line) which is just 0.3 miles away. To truly appreciate the size, location, and condition of this apartment, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

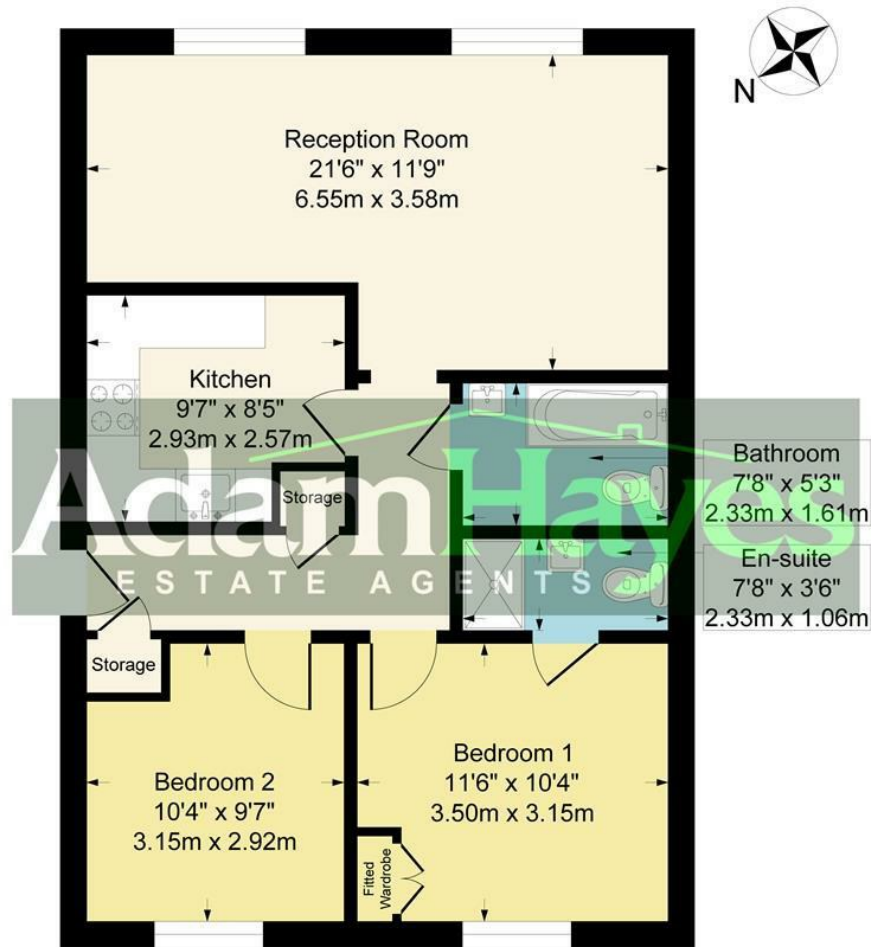


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**Approximate Gross Internal Area**  
**701 sq ft - 65.2 sq m**



**Ground Floor**

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.