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ON BEHALF OF THE FIXED CHARGE RECEIVER TWO BEDROOM APARTMENT

16 Derby Lodge, East End Road,
Finchley, N3 3QG

OIRO £375,000

Property Features

- 🏠 Apartment
- 📏 563 sq. ft.
- 📍 Convenient location -
what3words:///scarcel
y.yard.chop
- 🚿 1 bathroom
- 🛏 2 bedrooms
- 🌳 Private Access &
Communal
Gardens

CONTACTS

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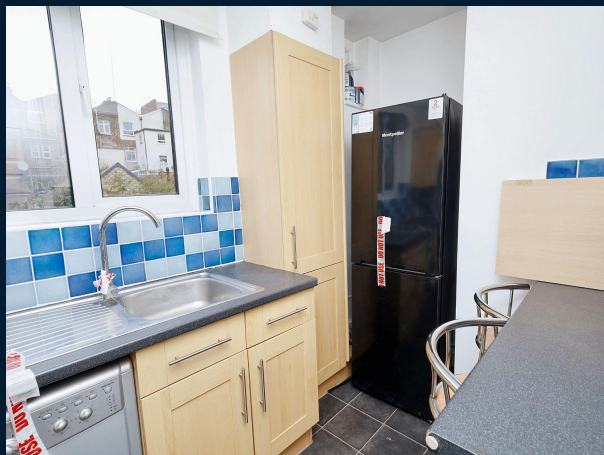
16 Derby Lodge, East End Road, Finchley, N3 3QG

DESCRIPTION

Offered with no chain.

The property comprises a first floor two bedroom flat situated within a period mansion block, accessed via a private drive.

Internally the accommodation comprises an entrance hall, kitchen/diner, bathroom, lounge and a single and a double bedroom. The property would be ideal for first time buyers, or investors.



Settle into Your SURROUNDINGS

LOCATION

Situated in a convenient location, with Finchley a popular area for both families and professionals, with good transport links, open spaces such as Victoria Park and a mix of restaurants and pubs offering international cuisine, especially along Ballards Lane. Brent Cross Shopping Centre is within easy reach, plus a variety of supermarkets, cafes, and local shops are located on Regents Park Road high street.

The property is within 0.5 mile of Finchley Central Underground Station, which is on the Northern line and local bus routes can easily be accessed on East End Road (A504) and Regents Park Road (A598).



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TENURE INFORMATION

The property is held by way of a leasehold title, for 99 years from 26 July 2005 at ground rent of £90 per annum. Service charge to be confirmed.

ACCOMMODATION

Entrance Hallway

Lounge 4.13m x 3.96m (13'7" x 13'0")

Kitchen: 2.96m x 1.89m (9'6" x 6'2")

Bathroom: 1.96m x 1.77m (6'5" x 5'10")

Master Bedroom: 4.02m x 3.21m (13'2" x 10'6")

Bedroom 2: 2.43m x 2.78m (8'0" x 9'1")

OUTSIDE

The block is situated within its own grounds and we understand there is unallocated parking on the private road.

EPC

Energy Asset rating is C and the certificate expires in September 2027.

Council Tax

Band D – Annual Charge for 2024/2025 will be £1,943.24.

PRICE

Offers in the region of £375,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

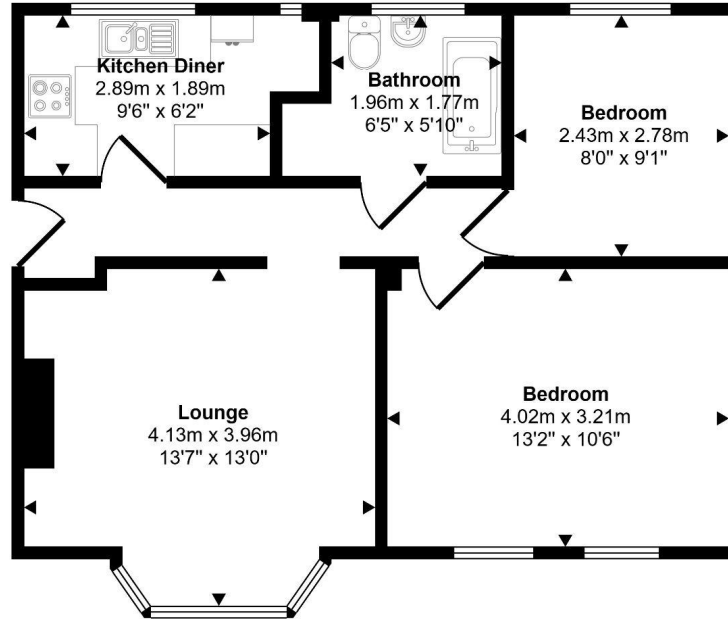
VIRTUAL TOUR

<https://www.madesnappy.co.uk/tour/1g470g17f57>

Approx Gross Internal Area
52 sq m / 563 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.