

## Springcroft Avenue, East Finchley, London, N2 9JH

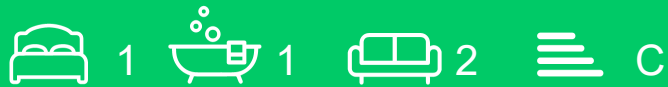
£675,000

- Spacious 926 sq ft flat
- Modern Bathroom
- Easy access to transport
- Located in East Finchley
- 2 Reception Rooms
- Viewing highly recommended
- 1 Double Bedroom
- Close to local amenities



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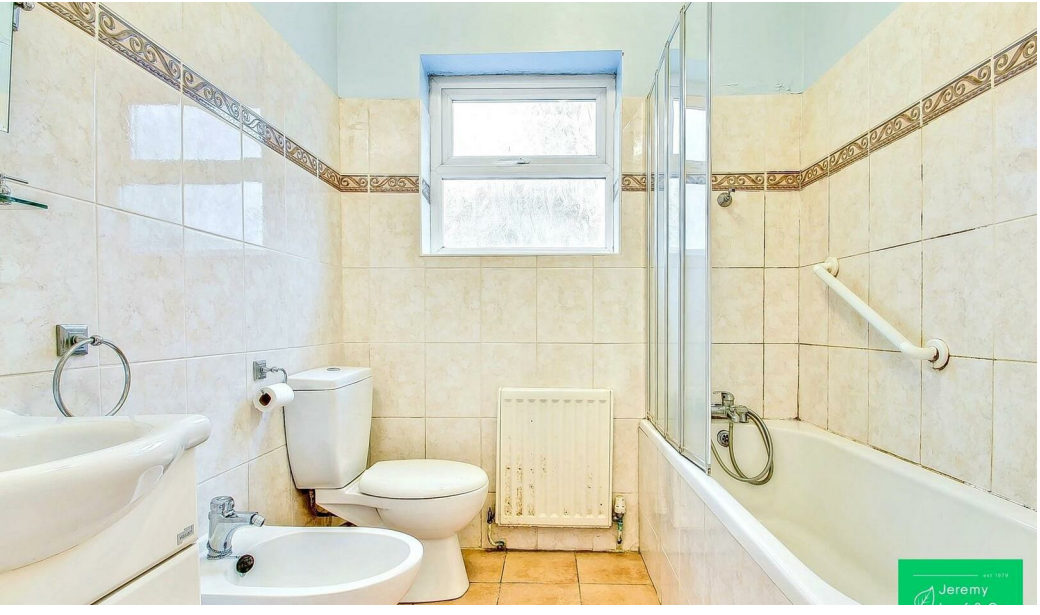
We are pleased to market this 900+ sq ft flat in Springcroft Avenue, East Finchley. The property is expansive, benefiting from high ceilings and original features, comprising two reception rooms, one bedroom, and one bathroom with direct access from the kitchen to a substantial garden. The property is located close to local amenities, parks, and transport links. Suitable for owner-occupiers or investors

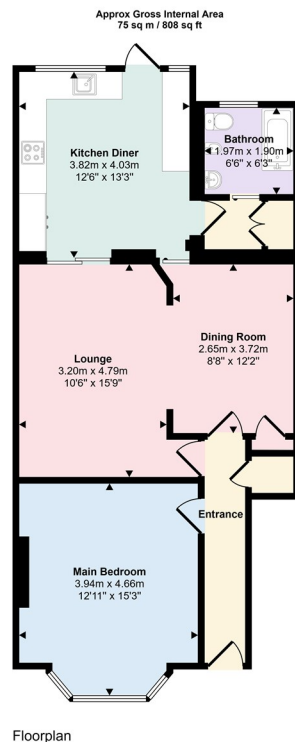


Council Tax Band: D

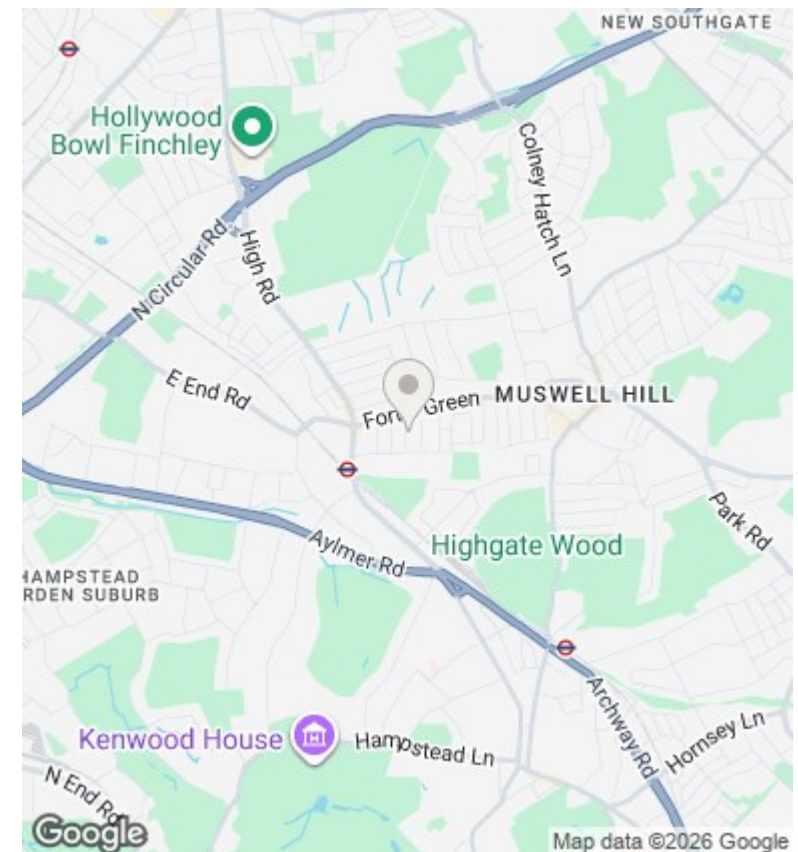








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## Council Tax Band

D

| 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>                            | 69      |           |
| (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<br>EU Directive 2002/91/EC  |         |           |