



Trinity Rd, N2 8JJ

£550,000

Long Leasehold

Beautifully Refurbished 2-Bedroom Garden Flat.

Offered chain free, is this spacious, bright and airy, well-presented two double bedroom ground floor period conversion, which sits in the heart of East Finchley's charming 'Old Village'.

Recently and extensively refurbished throughout, the property offers a new kitchen, new bathroom, new engineered Natural Oak brushed and matt lacquered flooring throughout, re-plumbed, re-wired and freshly re-plastered walls, perfectly blending modern comfort without losing its period charm.

The flat benefits from high ceilings, bright and spacious rooms, and a master bedroom with original stained glass leaded windows, and double French doors opening directly into a South-West facing private garden, ideal for al fresco dining and entertaining.

A valuable side access leads straight to the garden, offering practical entry for bikes, prams, parties, and gardening equipment—and is particularly convenient for pets, allowing easy outdoor access.

Perfectly located for both connectivity and lifestyle, the property is just a 15-minute walk to East Finchley Station, within the catchment for outstanding local schools, and only an 8-minute drive to Hampstead Heath and Highgate Woods, providing access to some of North London's most beautiful green spaces.

This is a rare opportunity for couples, young families, pet owners, or downsizers to acquire a 'turn-key', stylish home with character and outdoor space in a prime North London location.







Trinity Rd, N2 8JJ

Communal Entrance : Via an original period wooden door, door opening to Flat door, opening to:

Hallway: Engineered Oakwood flooring, two scone wall lights, two storage cupboards, doors leading to:

Bedroom : 16'6 x 13'5 (5.03 x 4.09m) Large angle bay UPVC double glazed Sash style windows to front aspect, original coving, original picture rail, new double radiator, engineered Oakwood flooring.

Bedroom : 13'5 x 13'2 (4.09m x 4.02m) Two original stained glass leaded light windows to side aspect, UPVC double glazed leaded French style doors leading out to private rear garden, original coving, original picture rail, new double radiator, cast iron feature fireplace with tiles either side and inset black and white tessellated period style tiling, engineered Oakwood flooring.

Kitchen/Reception Room : 19'1 x 12'2 (5.82 x 3.71) Timeless Shaker style kitchen with a range of wall and base units incorporating a one a half bowl stainless steel sink unit, with brushed steel mixer tap, integrated extractor hood above, built-in dishwasher, built-in Bosch oven, built-in Bosch microwave, integrated Bosch fridge/freezer, utility space with washing machine and tumbler dryer above, inset spotlights, engineered Oakwood flooring, large original Sash wooden window to side aspect, double glazed door leading to rear garden, door leading to:

Bathroom: Modern three-piece bathroom suite comprising re-enamelled cast iron bath with chrome mixer tap and handheld shower attachment, glass shelving, new pedestal wash hand basin with mirrored storage cabinet above, new WC, double radiator, two additional chrome storage cabinets, wall new mounted Vaillant combi boiler, large double opaque window to rear aspect, fully tiled walls, tiled floor.

Exterior

Front Garden: The front garden features established flower borders framed by mature trees and shrubs, with a paved pathway leading to the main entrance and convenient side access. Designed to be largely drought-resistant, it also provides a welcoming habitat for bees and butterflies.

Rear Garden: The South-West facing rear garden features a traditional paved patio and dining area, surrounded by mature shrub borders and an established Blossom Tree. A high-quality, Royal Grass 'Lush' lawn from the Netherlands provides the look and feel of natural grass without the maintenance. This 42mm-deep, multi-tone surface (field green, olive green, and beige) is soft underfoot, eco-friendly, and EN71-3 certified for safety—perfect for children and pets while eliminating muddy patches and puddles. The garden also benefits from a wooden storage shed, outside water tap, two sensor lights, outdoor electric sockets, and convenient side access to the front of the property.

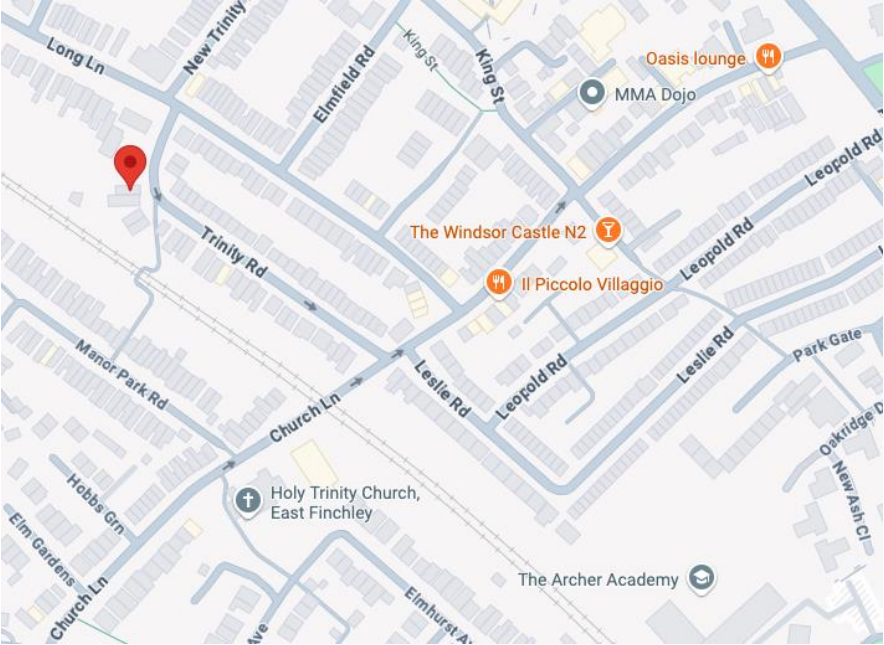
Finer Details:

Tenure: Long Leasehold - 155 years

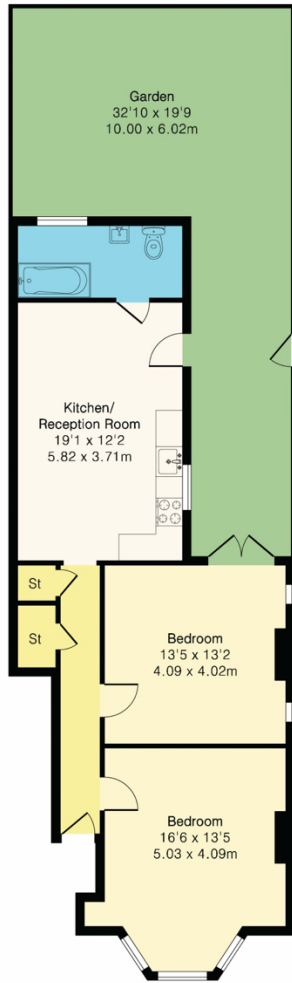
Service Charge : £0.00

Ground Rent: £200.00 per annum

Council Tax Band : C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Trinity Road, London, N2 8JJ
Approximate Gross Internal Area 775 sq ft – 72 sq m
Illustration for identification purposes only, measurements are approximate, not to scale