



**£550,000**

**TENURE : FREEHOLD**

**Manor Park Road, London, N2**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Addison Townsend**  
 40 High Road, London, East Finchley, N2 9PJ  
[enquiries@addisontownsend.co.uk](mailto:enquiries@addisontownsend.co.uk) | 02088839090  
 Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are delighted to offer this lovely two bedroom ground floor maisonette located on a quiet residential road in East Finchley. The property offers; two bedrooms, bathroom, reception room, kitchen with breakfast area, private rear garden, basement space and the freehold of the building. Located within close proximity of a range of schooling options including; Bishop Douglass School, The Archer Academy and Holy Trinity School. The maisonette is approximately 0.8 miles to East Finchley Underground Station and East Finchley High Road which offers a range of shops and restaurants while being within close proximity to local bus routes. Offered Chain Free

The leaseholder of the upstairs property pays £150pa in Ground Rent and the lease was granted 29th September 1984, therefore has 59 years remaining.



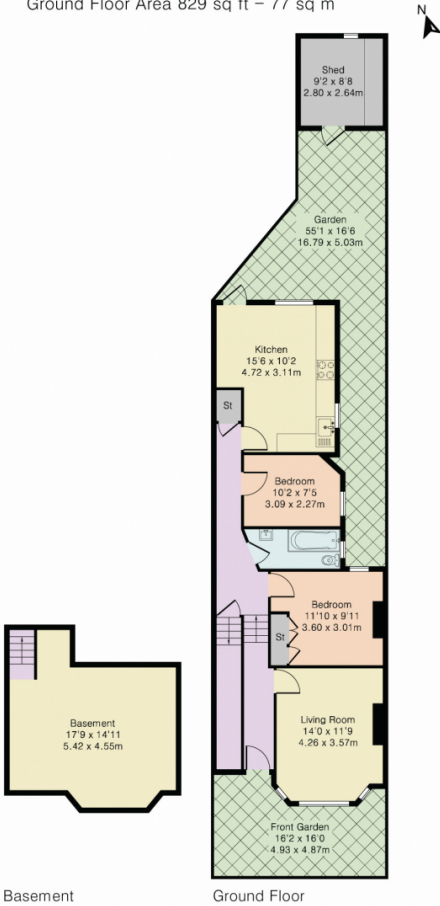








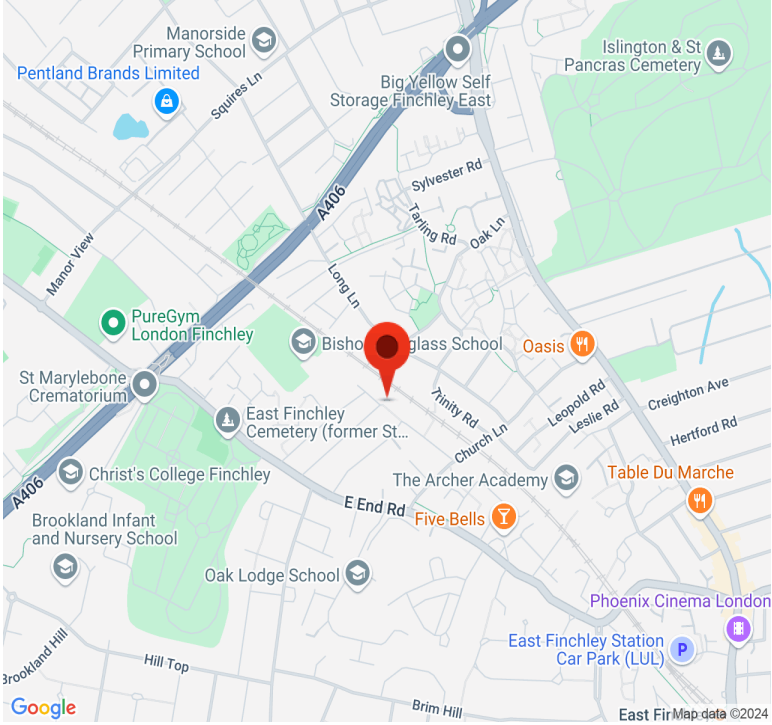
Approximate Gross Internal Area 1096 sq ft - 102 sq m  
Basement Area 267 sq ft - 25 sq m  
Ground Floor Area 829 sq ft - 77 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	70	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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