



Simms Gardens, London N2 8HT

welcome to
Simms Gardens, London

A bright and spacious two-bedroom flat situated on the first floor of this purpose built in East Finchley. Situated close to essential bus links and local amenities, including the East Finchley tube station, this location ensures easy access to the vibrant surroundings and beyond.

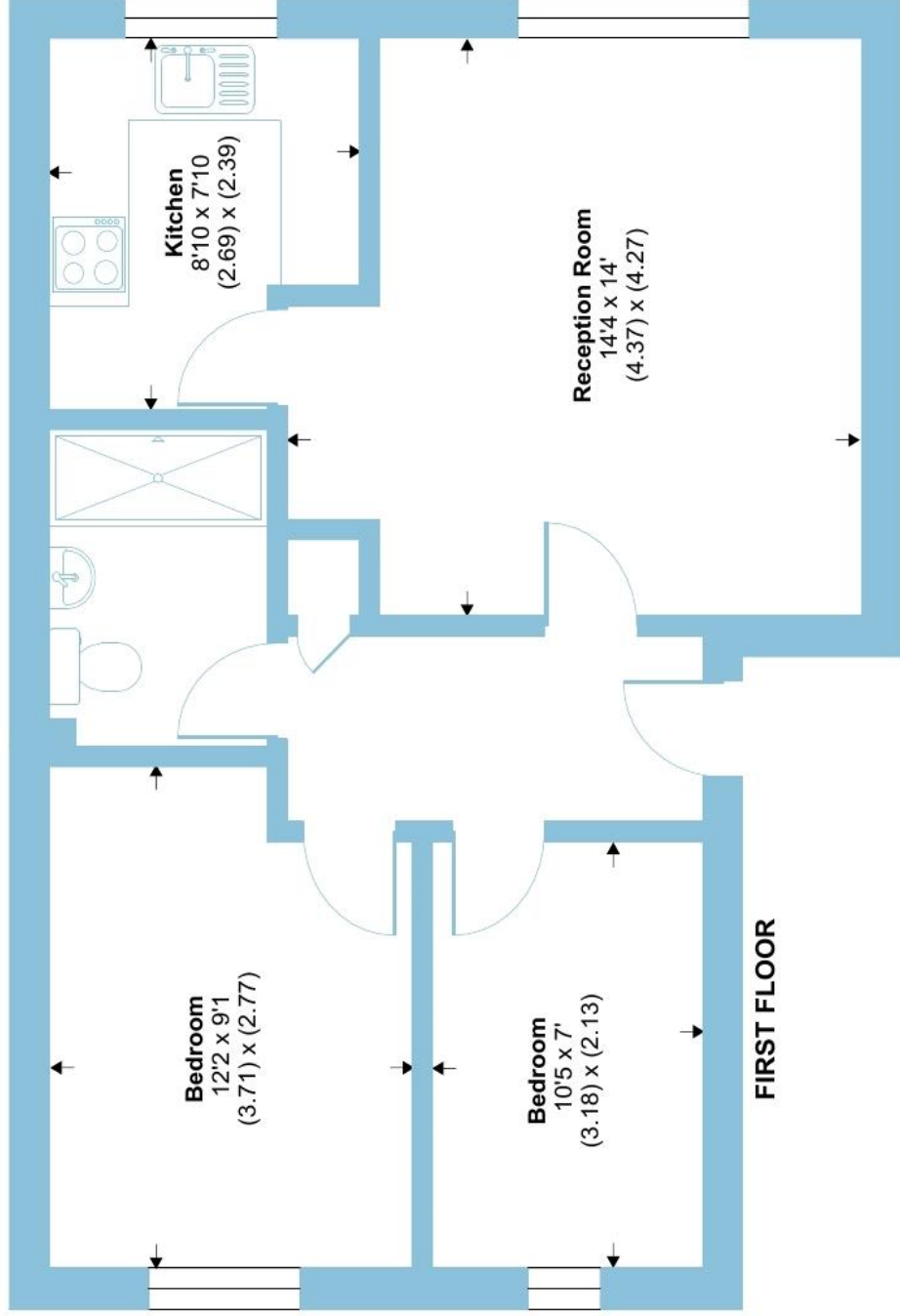
The property is located almost equidistant from East Finchley and Finchley Central tube stations and would make an ideal first-time purchase or rental investment.



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Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



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- Purpose built
- Two bedrooms
- First floor
- Long lease
- Communal off-street parking

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 166 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105628



Property Ref:
MUH105628 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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