



High Road, London N2 9PJ

welcome to **High Road, London**

Extremely well presented 2 double bedroom duplex apartment with private patio, located in a purpose-built block that is quietly situated in a recently built gated development, moments from East Finchley Underground Station. Available Chain Free

The upper floor of this duplex apartment offers a bright and spacious reception with a well-fitted modern kitchen and large windows overlooking the front Courtyard. On the lower floor are two double bedrooms which both provide access to the private patio, a bathroom and an additional cloakroom with WC and wash basin. The flat benefits from use of a communal rear garden and large communal roof terrace.

This gated development is located adjacent to Cherry Tree Wood, opposite East Finchley (Northern Line) Underground Station, so provides great access to the extensive shops, restaurants and cafes of the area within and a quiet and secured living environment. Being located close to the A1, the flat also provides easy access to Highgate & Hampstead Garden Suburb and benefits from great, road and rail links into, out of and around Central London whilst Kenwood and the open spaces of Hampstead beyond are just over a mile away.



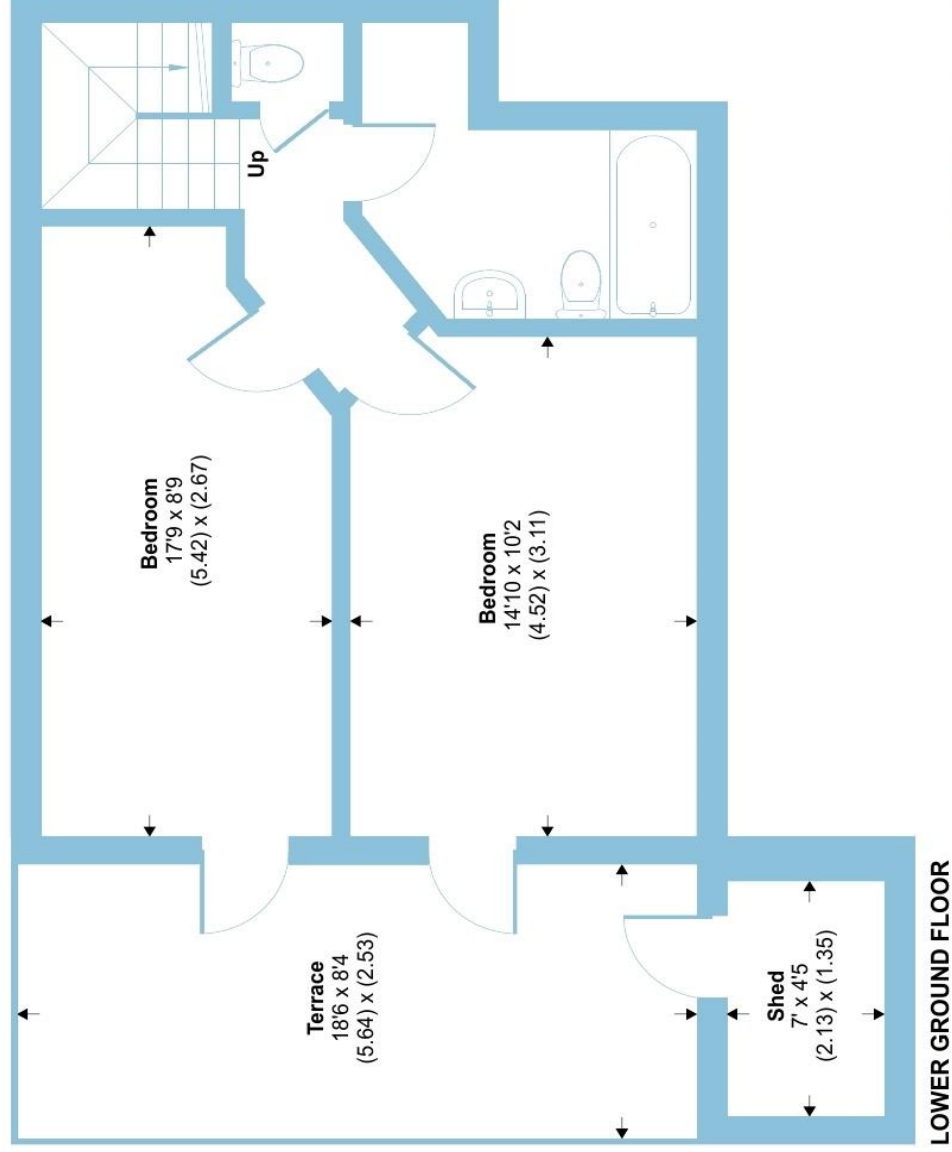
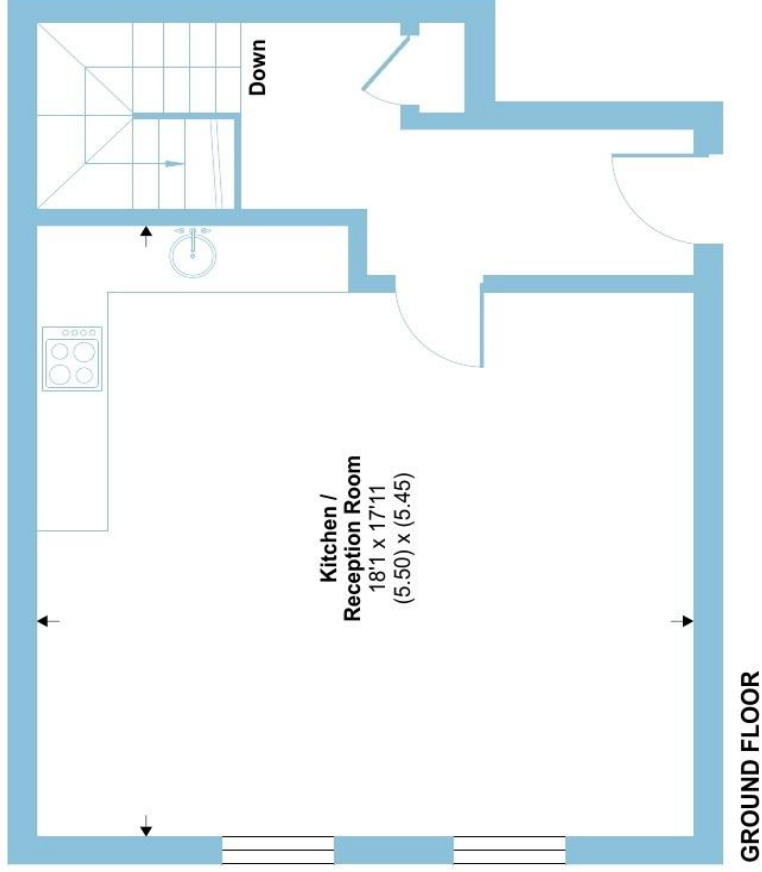
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Approximate Area = 846 sq ft / 78.5 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 877 sq ft / 81.3 sq m

For identification only - Not to scale



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- Secured Modern Development
- Spacious Reception with Open Plan Kitchen
- Two Double Bedrooms
- Bathroom & Cloakroom
- Private Patio
- Communal Garden and Roof Terrace

Tenure: Leasehold EPC Rating: B

Ground Rent: Zero. Service Charge: £2,408.61

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105930



Property Ref:
MUH105930 - 0005

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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