



Grange Avenue, East Barnet, EN4 8NJ

Offers In Excess Of £310,000

Leasehold

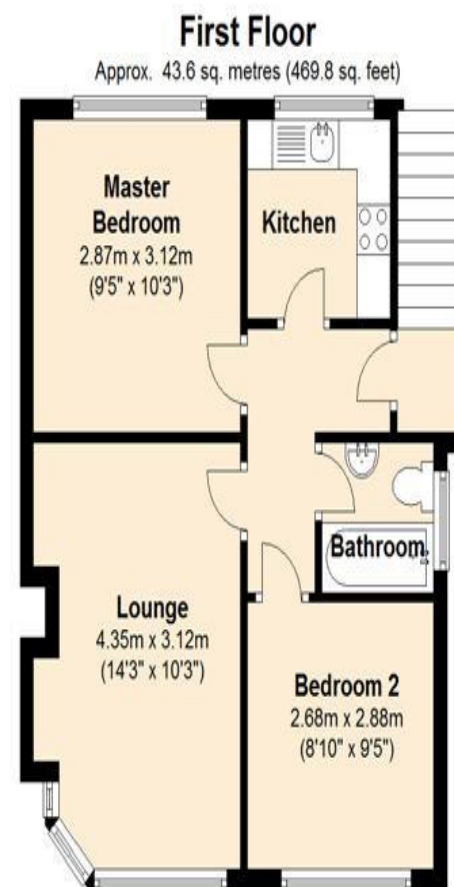
Grange Avenue, East Barnet, EN4 8NJ

CASH INVESTORS ONLY

This two bedroom first floor maisonette with own rear garden is ideally situated within a short walk of Oakleigh Park Station, close to Church Hill Primary School, gym and swimming pool at Church Farm and the popular open space of Oak Hill Park.

The property is currently tenanted and is being sold with the tenants in situ. Tenancy agreement available to applicants on request.

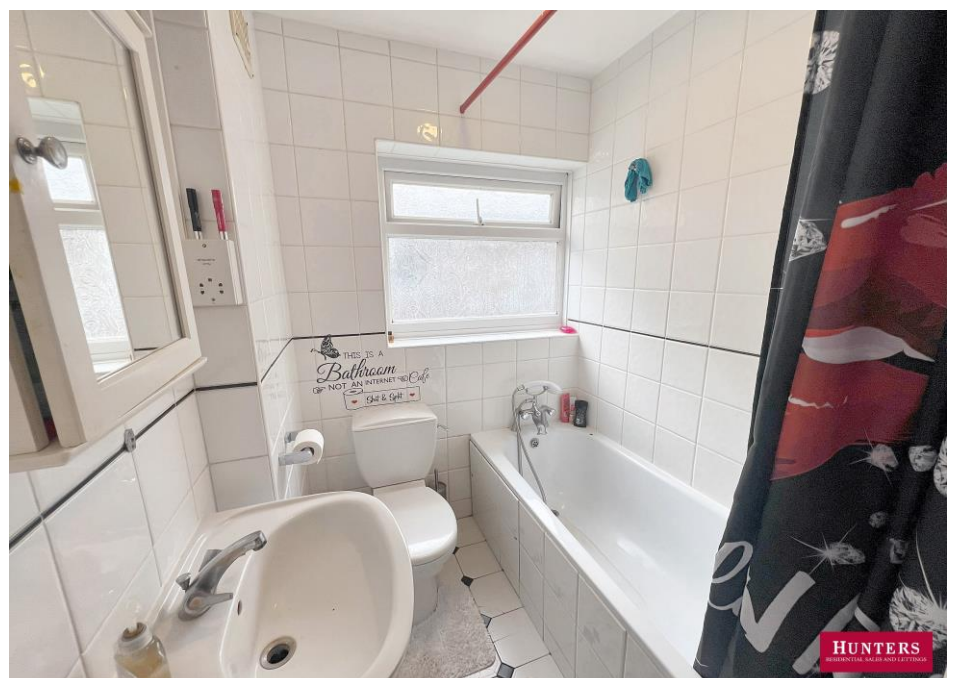
- **CASH INVESTORS ONLY**
- **TWO BEDROOMS * MODERN BATHROOM**
- **LOUNGE * FITTED KITCHEN WITH WHITE GOODS**
- **GAS CENTRAL HEATING * DOUBLE GLAZING**
- **OWN REAR GARDEN**
- **THE PROPERTY IS BEING SOLD WITH THE CURRENT TENANTS IN SITU**
- **LEASE IN EXCESS OF 90YEARS**
- **PEPPERCORN GROUND RENT**
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Total area: approx. 43.6 sq. metres (469.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Window and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon it.

Plan produced using The Mobile Agent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.