



estate agents



## 23a Mulberry Court , East Finchley, N2 9DZ

We offer this newly decorated and newly carpeted first floor one double bedroom apartment situated in this RETIREMENT block located in Bedford Road, N2. This well presented property further benefits a large reception room with balcony, double bedroom and also includes communal roof terrace, communal lounge, communal gardens and is offered chain free.

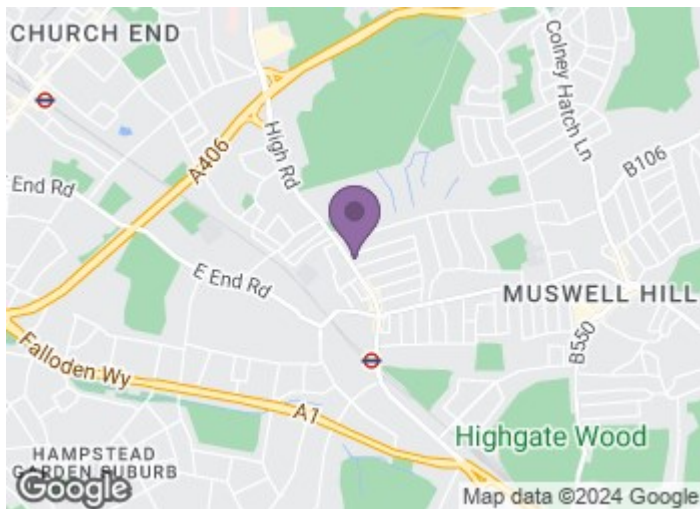
£220,000

# 23a Mulberry Court

, East Finchley, N2 9DZ



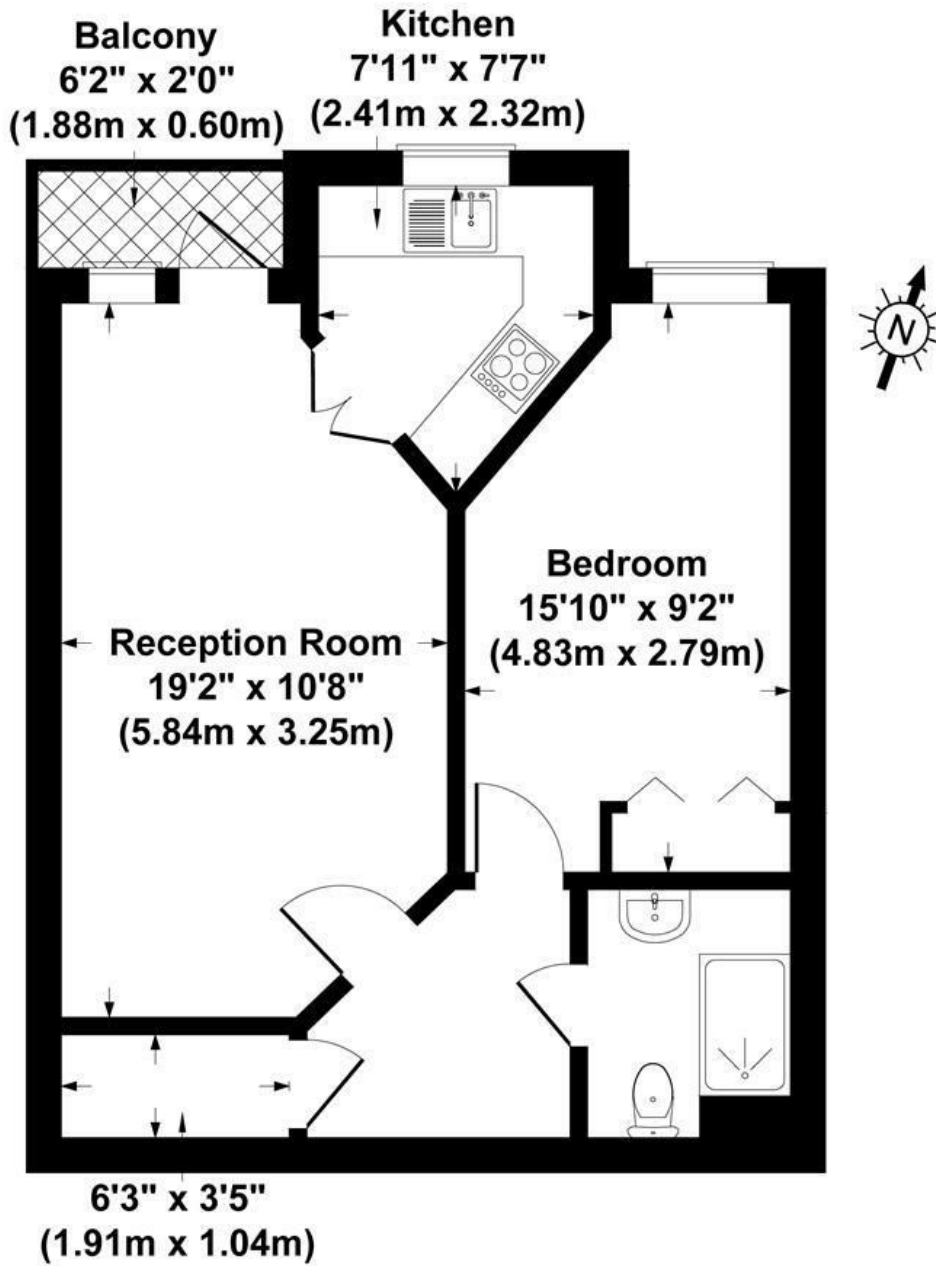
- One Double Bedroom
- Bathroom
- Communal Garden & Roof Terrace
- Large Reception Room
- Balcony
- RETIREMENT (OVER 60'S)
- Kitchen
- Large Storage Room



[Directions](#)



## Floor Plan



### First Floor Mulberry Court, London, N2

**Gross Internal Area 495 sq ft / 46 sq metres**  
Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	