

Tarling Road, East Finchley, N2

2 Bedrooms 1 Bathroom 1 Reception

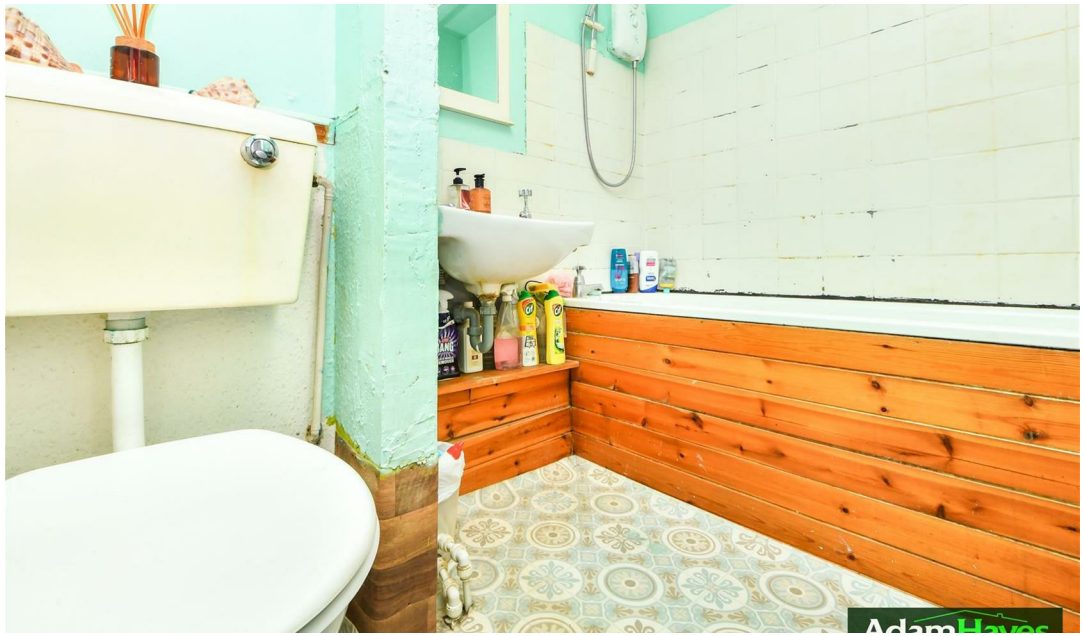
£375,000










Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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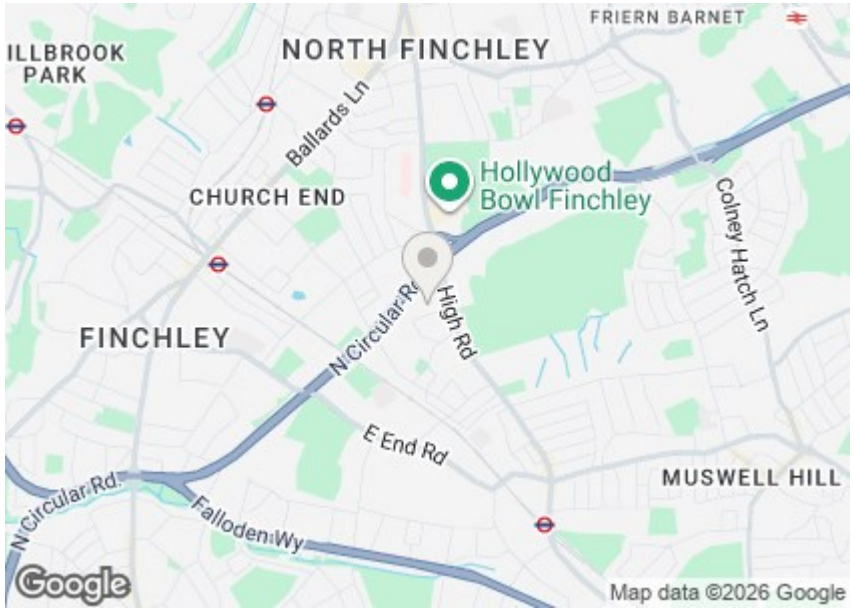
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### Key Features

- Two Double Bedrooms
- Duplex Apartment
- Ample Storage
- Balcony
- Communal Gardens
- Residents Parking

### Other Information

Tenure: Leasehold
Length of Lease: 85 Years
Ground Rent: £10.00 P/A
Service Charge: Approx. £1,100.00 P/A
Council Tax Band: C

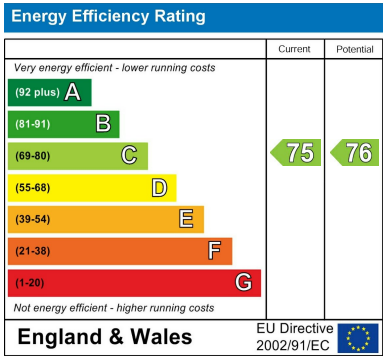



### Nearest Stations

| | |
|---|---|
| Finchley Central Station | 0.8 miles |
| East Finchley Station | 0.9 miles |
| West Finchley Station | 0.9 miles |

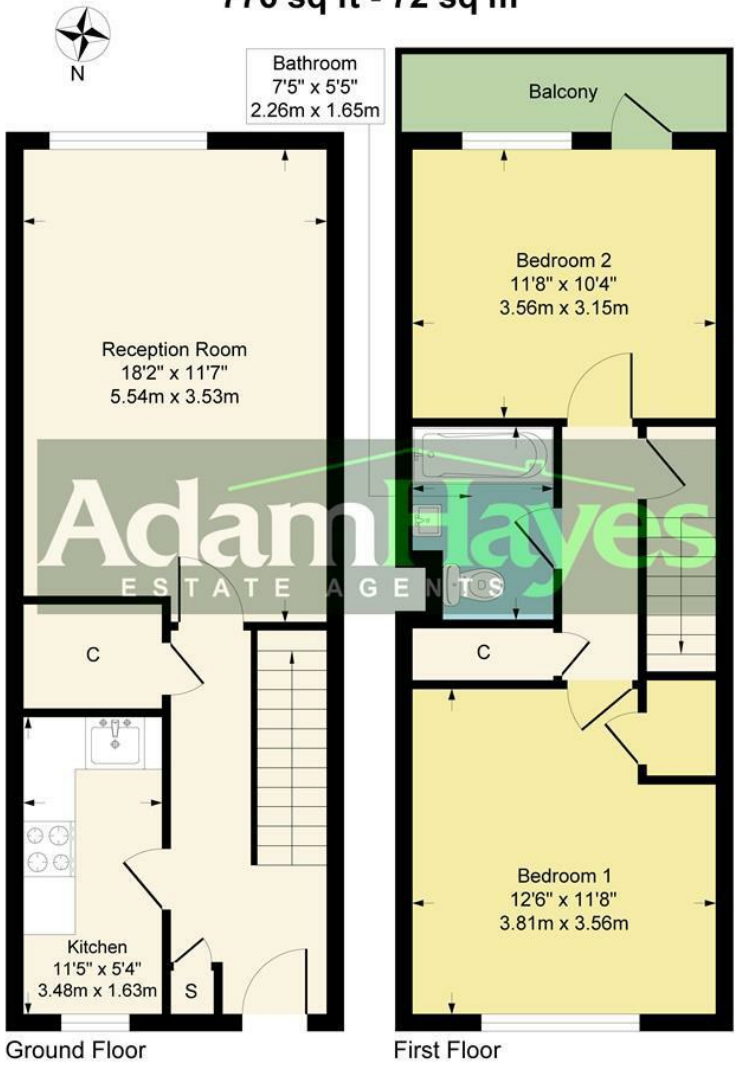
### Property Description

Situated in this residential turning off oak lane and conveniently located within minutes' walk of local shops and amenities is this two double bedroom duplex apartment. The property benefits from an approximately 18ft living room, balcony, gas central heating, a separate fitted kitchen and bathroom, double glazing and use of communal gardens and parking. However to really appreciate the size, condition and location an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.




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## Approximate Gross Internal Area
## 776 sq ft - 72 sq m




Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.