



## Lucas Gardens, East Finchley, N2 8HJ

£300,000 - Leasehold

A fantastic 1 bedroom flat situated on the first floor of this purpose block of only three flats. The property has been much improved by the current owner including a replacement bathroom, oil filled heaters, hot water cylinder, kitchen flooring and double glazing. Featuring a larger than average 14ft x 14ft reception room, further benefits include fitted wardrobes, an extended lease and communal off street parking. The flat would make an ideal first time purchase.

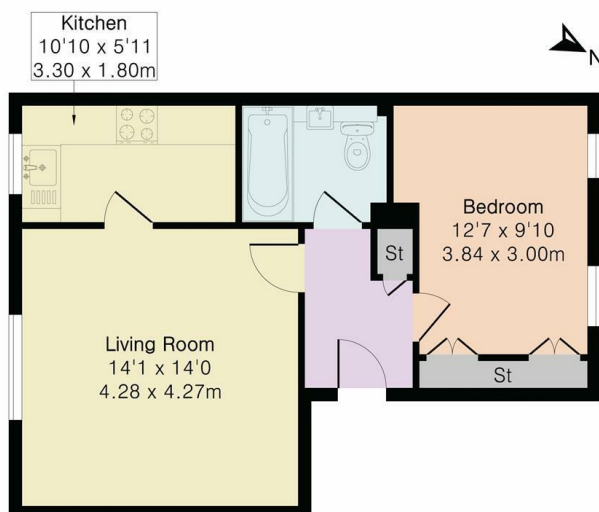
Lease: 189 years from 25th March 2000 (Approx. 164 years)  
Ground Rent: N/A  
Service Charge: Approx. £2080 per annum

- Purpose built
- 1 bedroom
- Replacement bathroom
- Communal off street parking
- Larger than average
- Replacement double glazing
- Extended lease
- Barnet council tax band C



## Floor Plan

Approximate Gross Internal Area 494 sq ft - 46 sq m



First Floor

PINK PLAN

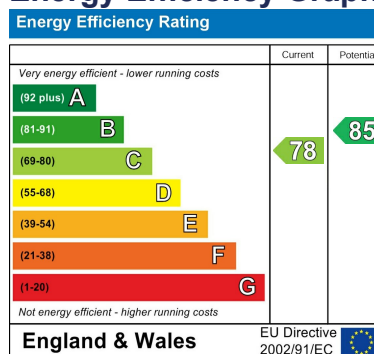
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**SQ**  
Squires  
estates

## Area Map



## Energy Efficiency Graph



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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