





Monarch Court, East Finchley, London, N2

Asking Price £360,000

Addison Townsend are please to offer this spacious two bedroom first floor purpose built flat located in a popular purpose-built block, conveniently situated within a short walking distance to the abundant amenities of The Market Place. Additionally, it is close to East Finchley Underground station, making it an ideal location for commuters. The property offers; large reception room, fitted kitchen with balcony, two bedrooms, four piece bathroom suite, ample storage, gas central heating, partial secondary glazing and option for residential parking permit on site. The property is offer Chain Free and has 76 years remaining on the lease.

**Property Address: __90 Monarch Court,
Lyttleton Road, N2**

We advise that an offer has been made for the above property in the sum of £352,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

**Agents Address: _40 High Road, East
Finchley, N2 9PJ**

**Agents Telephone Number: 020 8883
9090**



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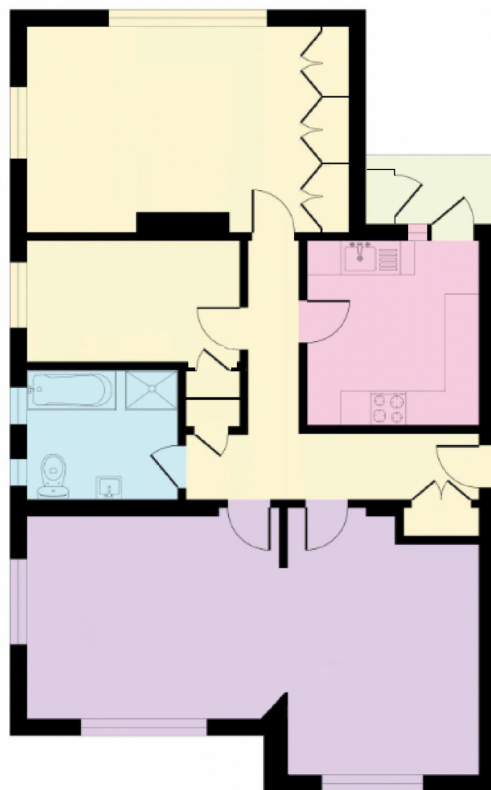
Tenure : Leasehold

Council Tax Banding : E

EPC D

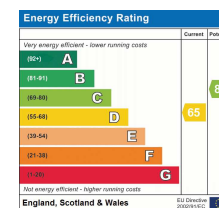
Sq.Ft : 882





TOTAL APPROX. FLOOR AREA 882 SQ.FT. (82 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS

