





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

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Tarling Road, East Finchley, N2

£300,000

1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Double Bedroom
- Second Floor Apartment
- Modern Eat-In Kitchen
- Ideal First-Time Buyers or Buy-To-Let Investors
- Communal Gardens
- Residents Parking

### 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 within minutes' walk of local shops and amenities is this well-presented one bedroom top floor (second floor) apartment, ideal for first-time buyers or buy-to-let investors. The property features a spacious 17ft living room, a modern eat-in kitchen, and a contemporary bathroom. Further benefits include gas central heating, double glazing, use of communal gardens, and residents' parking.

Located in a well-maintained block close to transport links and local facilities, this apartment offers both comfort and convenience. To fully appreciate the size, condition, and location, an internal viewing is highly recommended via the vendors' main agent Adam Hayes Estate Agents.

### Other Information

Tenure: Leasehold  
Length of Lease: 85 Year Lease  
Ground Rent: TBC  
Service Charge: TBC  
Council Tax Band: B



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 70                      | 77        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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Total floor area 47.3 sq. m. (509 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.