



New Ash Close, N2

£365,000

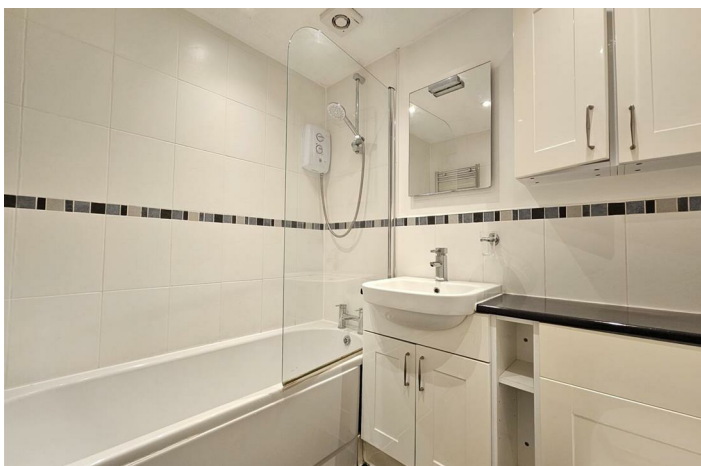
- 2 Bedrooms
- Easy access to transport
- Service charge £1,835 Per Annum
- Lease term: (147 remaining)
- Close to local amenities
- Quiet residential area
- Ideal for first-time buyers
- Viewings are highly recommended!

# New Ash Close, East Finchley, N2 8DQ

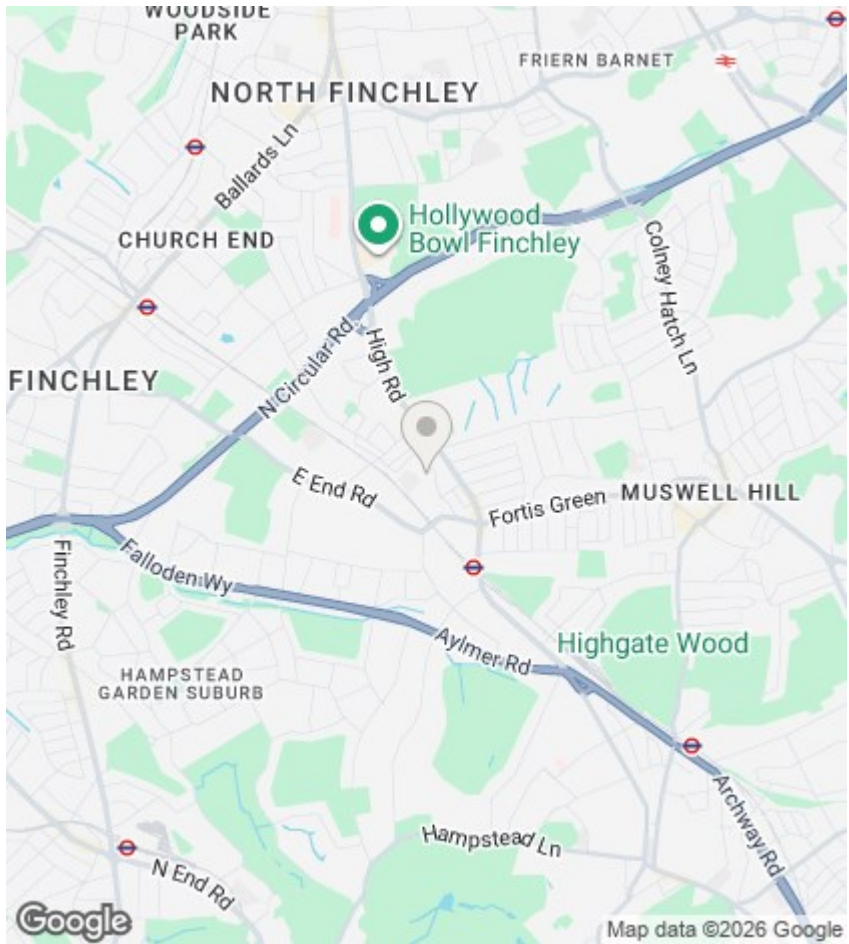
Jeremy Leaf are proud to offer this stylish and functional two-bedroom flat, which presents an ideal opportunity for first-time buyers, small families, or buy-to-let investors. Offered with the benefit of no onward chain for an immediate sale, the accommodation comprises a bright and airy reception room designed to maximise natural light, two well-proportioned bedrooms, and a sleek, contemporary bathroom fitted with modern fixtures. The property is currently tenanted, and the required notice will be provided to the tenants upon an accepted offer. Situated in a highly sought-after location within a thriving community, the property is perfectly positioned for excellent transport links, a vibrant high street, local cafes, and green open parks. Early viewing is highly recommended.



Council Tax Band: D







## Directions

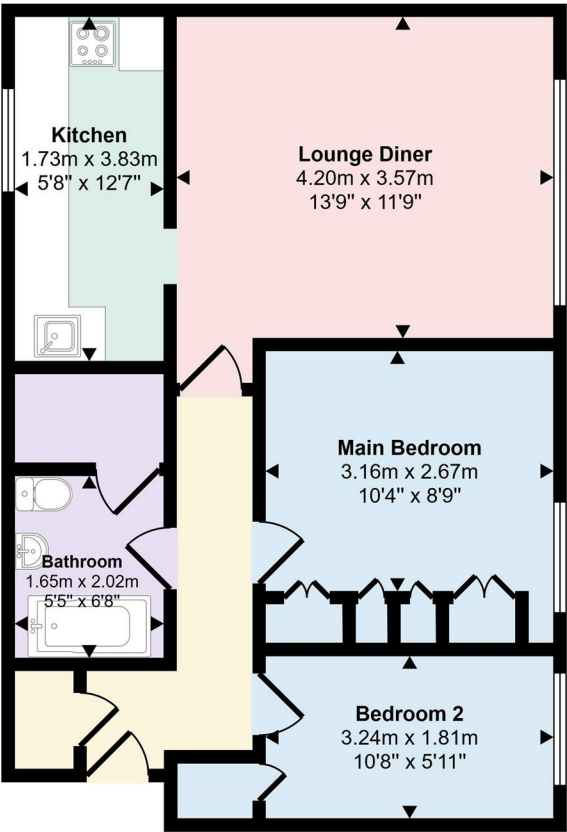
## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

D

| 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>                            | 67      | 75                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Floorplan