



Church Lane, London – N2

£435,000 Leasehold

This beautifully presented 2 bedroom ground floor flat is situated in the heart of East Finchley's sought-after Old Village. The property has been newly refurbished to a high standard throughout, featuring a spacious reception room with direct access to a private garden, a contemporary fitted kitchen with quartz worktops and two well-proportioned bedrooms, ideal for both comfortable living and home working. The modern shower room is finished to an excellent specification, providing a stylish and practical space. Benefiting from its own private entrance, this flat offers a sense of privacy and exclusivity that is rarely found in similar properties. The property is offered chain free, making it an attractive option for first time buyers or those looking for a smooth and swift purchase. Conveniently located just moments from East Finchley's High Road, residents will enjoy easy access to an array of local shops, cafes, and amenities, as well as excellent transport links into central London.

Lease: New lease of 150 years Ground Rent: N/A Service Charge: 33% of outgoings

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

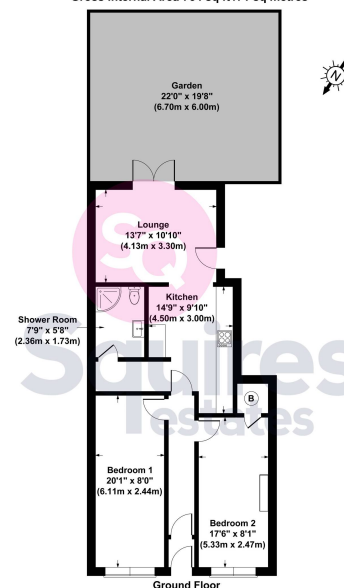
EPC Environmental Impact Rating:



- › Ground floor flat
- › 2 bedrooms
- › Private garden
- › Private entrance
- › Newly refurbished
- › Chain free
- › Located within East Finchley's Old Village
- › Close to High Road



Church Lane, N2 8DR
Gross Internal Area 764 sq ft / 71 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.