



Lankaster Gardens, East Finchley, N2

 1 Bedroom  1 Bathroom  1 Reception

OIEO £325,000



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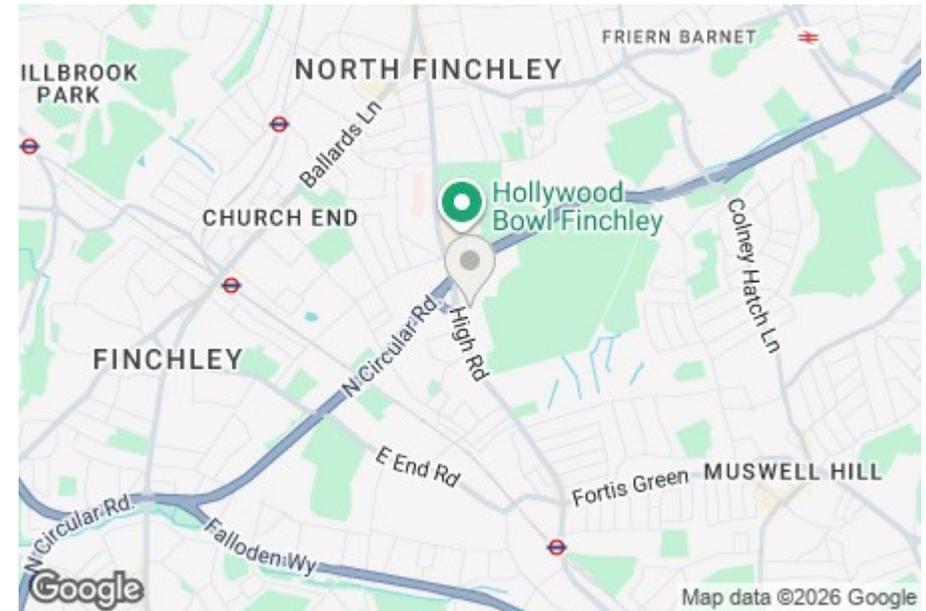
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Key Features

- One Double Bedroom
- Top Floor Apartment
- Open Plan Kitchen
- Chain Free
- Stunning Private Terrace
- Allocated Underground Parking

Other Information

Tenure: Leasehold
Length of Lease: 111 Years
Ground Rent: £250.00 P/A
Service Charge: £1,922.22 P/A
Council Tax Band: C



Nearest Stations

Finchley Central Station	0.9 miles
West Finchley Station	1.0 miles
East Finchley Station	1.0 miles

Property Description

Situated within this sought-after gated development is this stunning one double bedroom top-floor apartment. The property boasts a generous bright 15'9" reception room with an open-plan fully integrated kitchen, leading directly onto a superb south-east facing wraparound terrace — perfect for all day sun and entertaining during the summer. The terrace can also be accessed from the bedroom and enjoys a private, uninterrupted outlook.

Additional features include generous built-in storage, fitted wardrobes in the bedroom, double-glazed windows, and a modern three-piece bathroom. Residents also benefit from well-maintained communal gardens and secure, allocated gated underground parking.

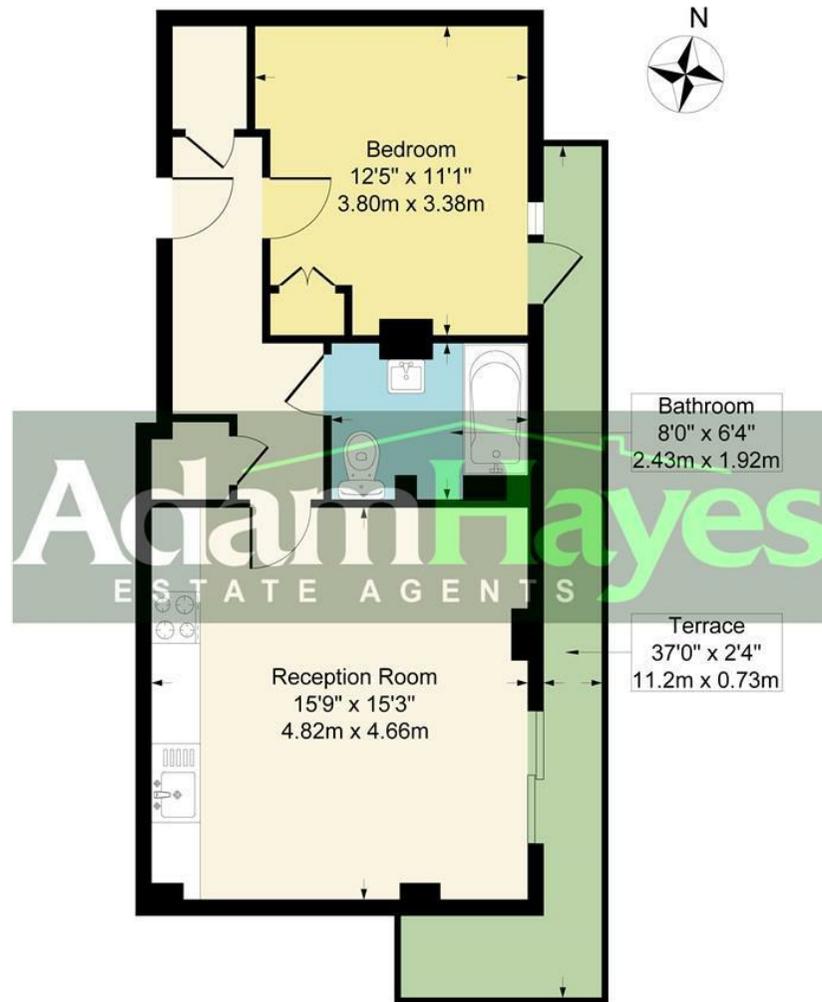
This impressive home combines excellent condition, a desirable location and thoughtful design. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 516 sq ft - 48 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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.