

est 1979

Jeremy  
Leaf & Co.



The Grange, London

£375,000

- Two double bedrooms
- Modern lounge/diner
- Balcony from bedroom
- 15-minute walk East Finchley tube (Northern Line, Zone 3)
- Service Charge approx £1750
- Top floor apartment
- Fitted kitchen access
- Neutrally decorated
- Lease 99 Years
- Ground Rent £10 pa

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# The Grange, London, N2 8LX

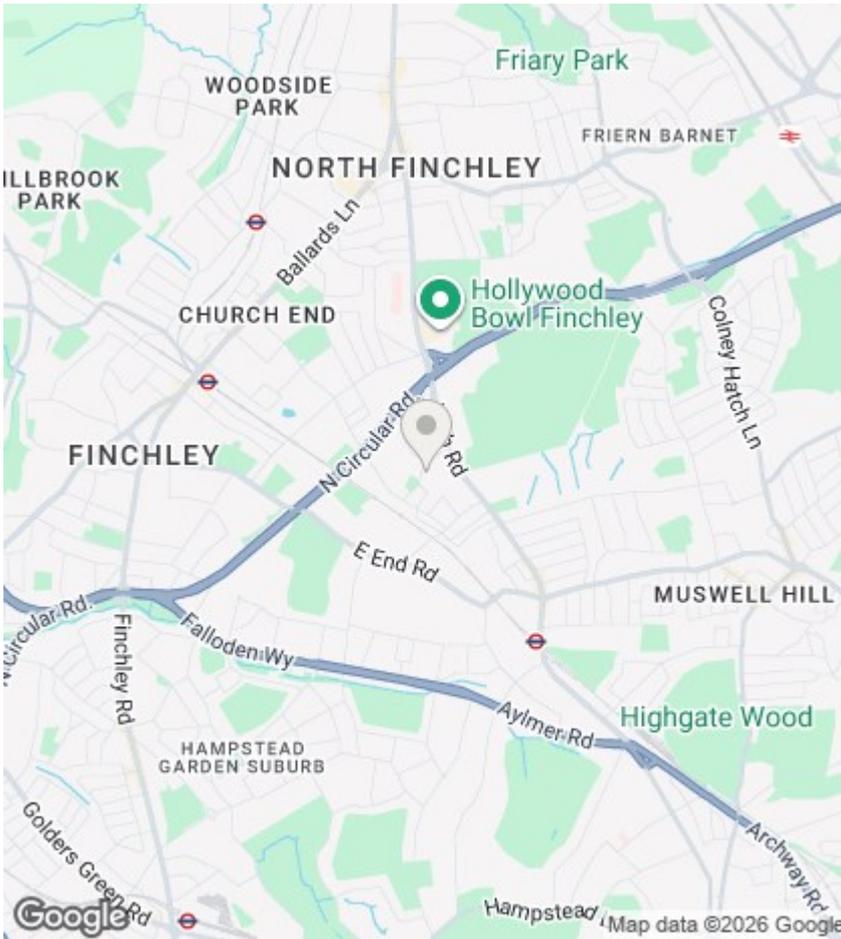
A well-presented two double-bedroom apartment on the third (top) floor of a purpose-built block, just off East Finchley High Road. The property comprises a modern lounge/diner with laminate flooring, a separate kitchen, and two double bedrooms, one of which has access to a large balcony, along with a family bathroom. The apartment is neutrally decorated. It offers convenient access to the A406 and is a short bus ride from East Finchley tube station (Northern Line, Zone 3), or approximately a 15-minute walk. Chain-free and ideal for a first-time buyer.



Council Tax Band: C







## Directions

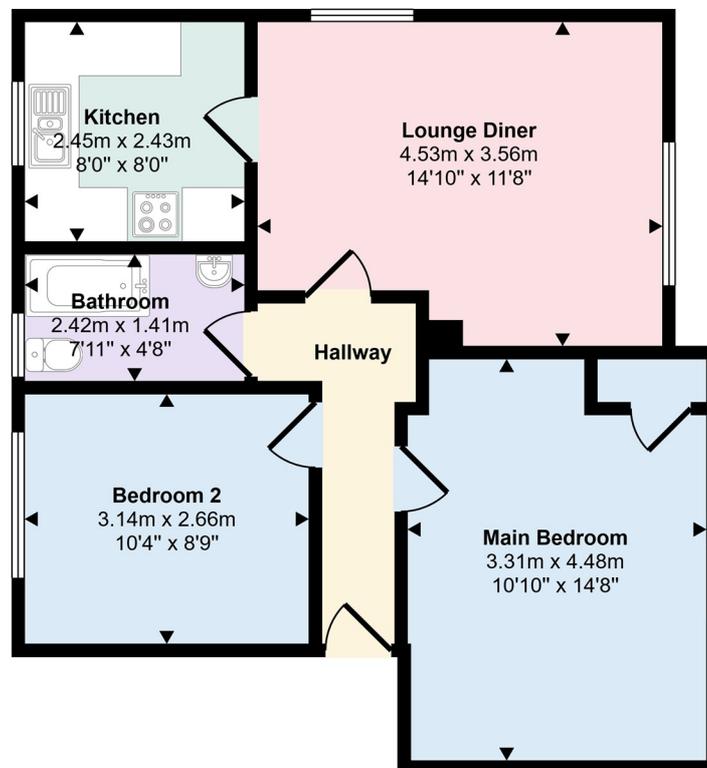
## Viewings

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

## EPC Rating:

C

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>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floorplan