



The Causeway, East Finchley, N2

 2 Bedrooms  1 Bathroom  1 Reception

£475,000



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

- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Chain Free
- Private Front and Rear Patio
- Allocated Off Street Parking
- 0.2 Miles of East Finchley Station
- Use of Communal Gardens

### Nearest Stations

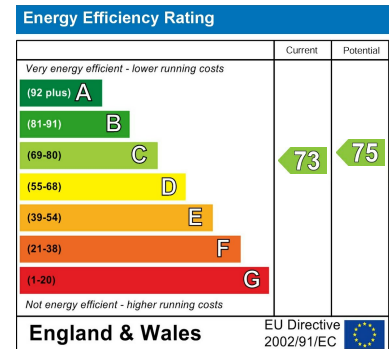
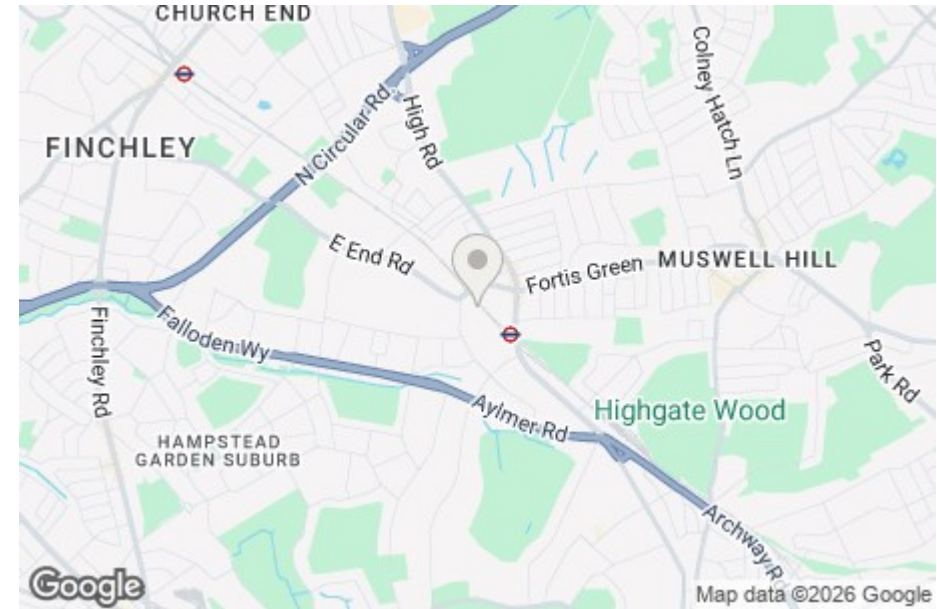
East Finchley Station 0.2 miles  
Highgate Station 1.2 miles  
Finchley Central Station 1.4 miles

### Property Description

Situated in this popular tree lined residential location off East End Road and conveniently located within minutes' walk of East Finchley tube Station. This well presented two double bedroom, lower ground floor purpose built apartment, with just under approx. 1,000 sq ft of internal space is bright with front facing southerly aspect. The property is offered chain free and benefits from an approximately 24ft living room leading onto a modern kitchen with fitted appliances and direct access to a private rear and front patio, allocated off street parking and double glazing. This property is ideally suited for first-time buyers or buy-to-let investors and benefits from being just 0.2 miles from East Finchley Station (Northern Line). To fully appreciate its generous size, prime location, and excellent condition, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

### Other Information

Tenure: Leasehold  
Length of Lease: 170 Years  
Ground Rent: £10.00 P/A  
Service Charge: £1,200.00 P/A  
Council Tax Band: D



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## Floor Plan

Total floor area 87.7 sq.m. (944 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.