



Lychgate Court, 34 Friern Park North Finchley, N12 9UL

- 2 bedrooms
- Ground floor
- 170+ year lease
- Direct access to gardens
- Lounge /Reception room
- Large walk in cupboard
- Pet friendly
- Spacious hallway
- Storage heaters
- Communal lounge area and laundry
- Secure car park
- Secure entry with wheelchair access
- Warden assisted block
- Security shutters to all windows



PROPERTY DESCRIPTION

RETIREMENT PROPERTY - A ground floor two bedroom warden assisted retirement flat with spacious hallway, bathroom and large storage cupboard. We are advised this is one of the largest flats in the block. The lounge/reception room has a door giving direct access to garden and paved patio area. The property has its own kitchen, new double glazed windows and storage heaters throughout. All windows and patio doors are secured with metal shutters and high security locks. An electronic security door enabling wheelchair access allows entry to the block which has a communal lounge and laundry room for residents' use. The property is offered chain free with a 170 year lease.



ROOM DESCRIPTIONS

Reception

18' 8" x 10' 6" (5.70m x 3.20m)

Kitchen

10' 6" x 5' 7" (3.20m x 1.70m)

Bedroom

14' x 7' 3" (4.27m x 2.20m)

Bedroom

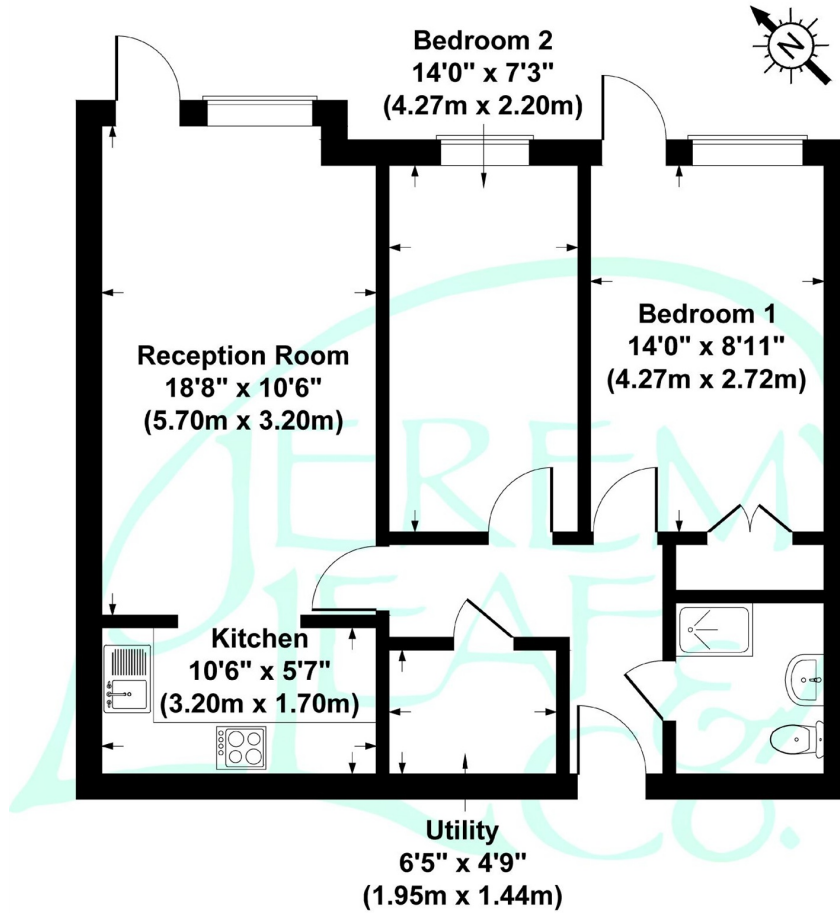
14' x 8' 11" (4.27m x 2.72m)

Bathroom

(EPC) EEC Only



FLOORPLAN & EPC



Ground Floor

Lychgate Court, London, N12

Gross Internal Area 655 sq ft /61 sq metres

Not to Scale. Produced by The Plan Portal 2020

For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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