

## Durham Road, East Finchley, N2

# £450,000

We are pleased to offer this bright and spacious one bedroom ground floor garden flat, converted from an attractive period end-of-terrace house, located in a popular County Road turning in the heart of East Finchley. With many original features and high ceilings that add to its charm and character, the property benefits from its own rear patio that is open to communal gardens, a spacious basement and a utility room off the bathroom. This charming home is situated within 1/4 mile of East Finchley underground station (Zone 3) and is within easy reach of shops & amenities on the High Road and Cherry Tree Wood. Offered chain free, with a share of the freehold.



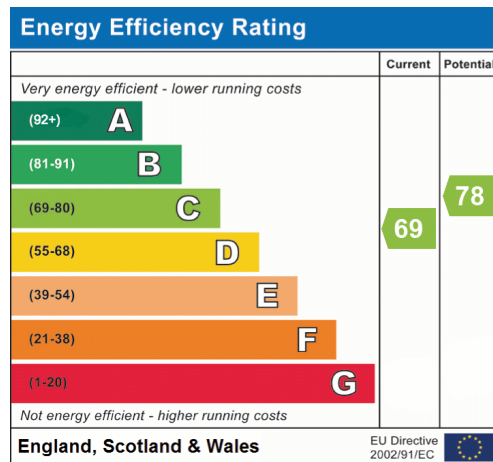
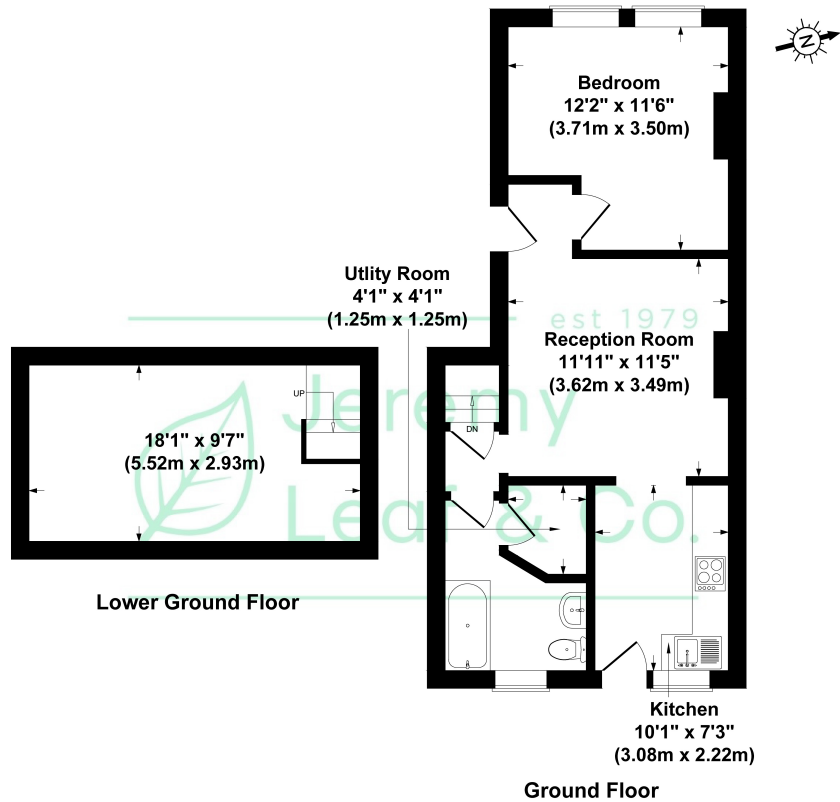
- Own Section of Garden
- Large Basement
- Share of freehold
- Council Tax Band: C
- Period Features
- Utility Room
- Proportionate share of outgoings
- EPC Rating C











When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

**Jeremy Leaf & Co.,** for themselves and for their client, whose agent they are, give notice that:

1. Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute any part of an offer or a contract.
3. All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
4. None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
5. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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