

Prospect Ring, London, N2

£450,000

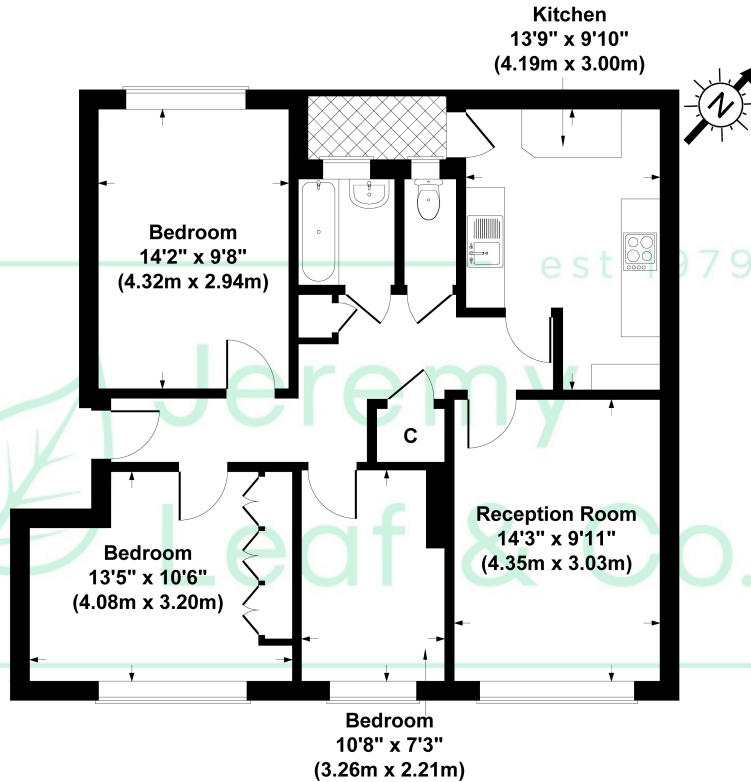
We offer for sale a spacious, beautifully appointed three double bedroom first floor purpose built balcony flat situated in this small block just off Market Place. Conveniently located within minutes of amenities at East Finchley High Road, within 0.5 miles of East Finchley tube (Zone 3) and in the catchment for Holy Trinity, Archer Academy and Martins Primary schools. Ideal first time buy or investment and offered chain free.



- Three Double Bedrooms
- Beautifully Appointed
- Service Charge £1500 p.a.
- Balcony
- Lease 90 Years Remaining
- First Floor
- Chain Free
- Newly Fitted Kitchen
- Off Street Parking
- Ground Rent £50 pa







First Floor

Prospect Ring, London, N2

Gross Internal Area 818 sq ft / 76 sq metres

Not to Scale. Produced by The Plan Portal 2024

For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	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	

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:

- 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 cooperation in order that there will be no delay in agreeing the sale.
- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
- 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.
- Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
- Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.
- This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.