

## Ash Tree Court, East Finchley, N2

£525,000

**\*SHARE OF FREEHOLD\*** An attractive and spacious TWO DOUBLE BEDROOM, TWO BATHROOM(one en-suite) first floor purpose built flat, located in this modern and popular block. The property is situated at the end of Kitchener Road and Market Place, close to shops and bus routes on the High Road and within 0.4 miles of East Finchley tube (Zone 3). Features include fitted kitchen, large lounge with dining area, secure gated parking and video entry system. Chain-free and 999-year lease. Share of Freehold

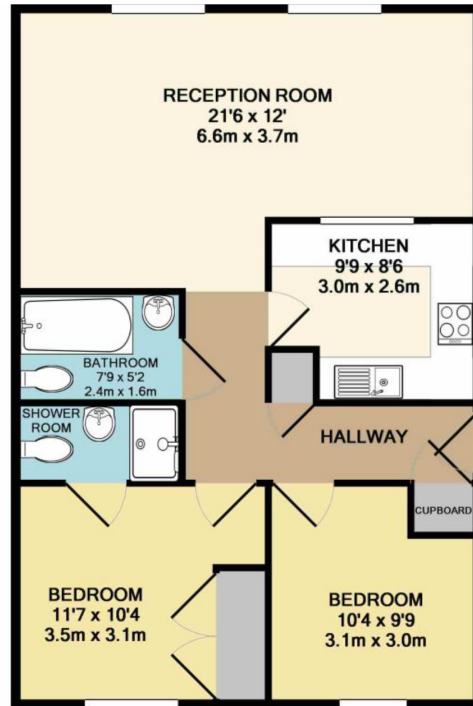


- 2 Double bedrooms
- Family bathroom
- Close to Tube (Zone 3)
- 999 Year Lease with Share of Freehold
- Ensuite bathroom
- Separate dining area
- Close to amenities
- Allocated Parking Space









ASH TREE COURT  
 TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	72	75
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.