

Kitchener Road, East Finchley, N2

Guide Price £530,000

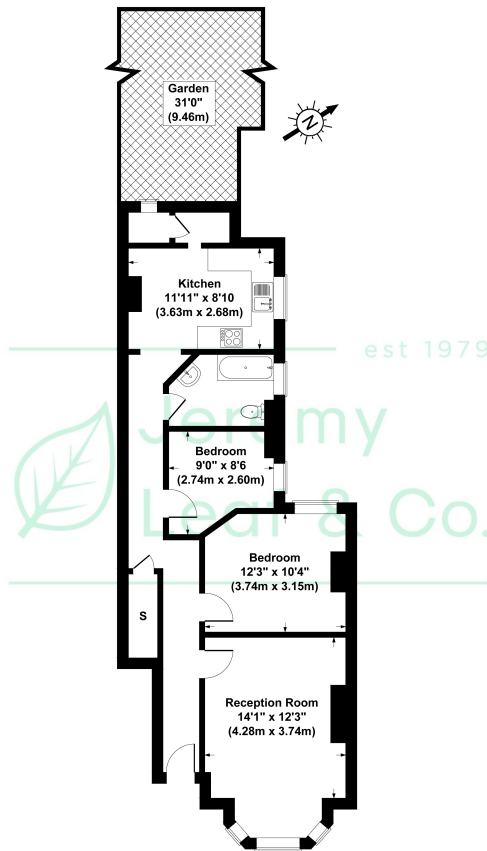
We are pleased to offer for sale a well presented and spacious, two bedroom ground floor period purpose built maisonette with direct access to own rear garden. The property is located in a highly popular residential road, convenient for local shops and amenities on the High Road, within 0.5 mile of East Finchley tube (zone 3) and Cherry Tree Wood. Viewing highly recommended.



- Two Double Bedrooms
- Own Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Peppercorn Ground Rent
- Convenient Location
- Chain Free
- 125 Years Lease
- Service Charge: Ad Hoc Basis
- Council Tax Band D







Ground Floor
 Kitchener Road, London, N2
 Gross Internal Area 775 sq ft / 72 sq metres
 Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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- 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.
- These particulars do not constitute any part of an offer or a contract.
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- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
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