

## 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.

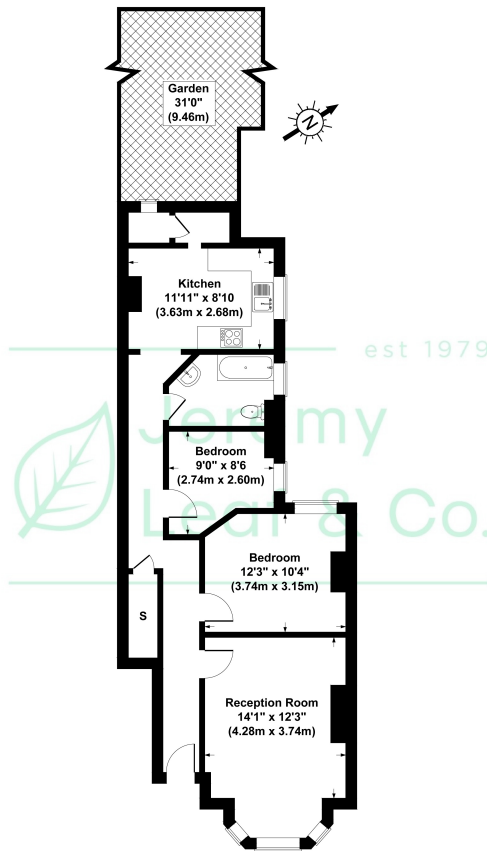


- Two Double Bedrooms
- Own Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Peppercorn Ground Rent
- Convenient Location
- Chain Free
- 125 Years Lease
- Service Charge: Ad Hoc Basis
- Council Tax Band D









**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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:

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.
6. 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.
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