

## Kitchener Road, East Finchley, N2

### Guide Price £530,000

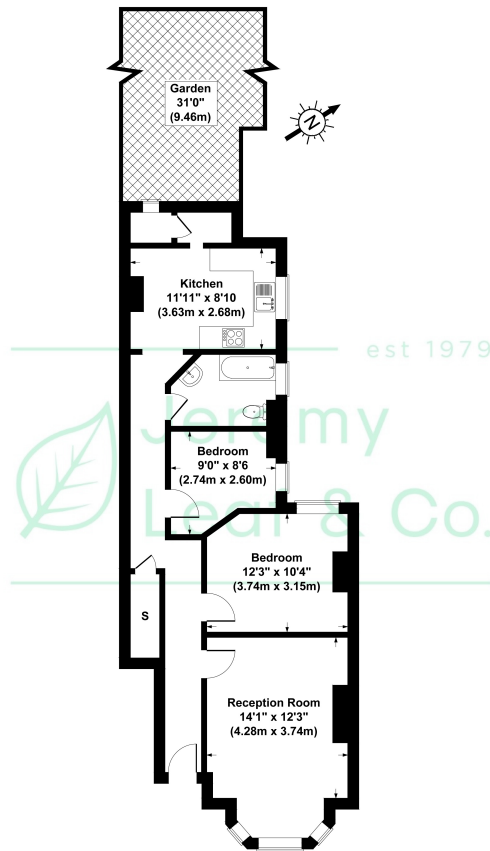
We are pleased to offer for sale a well presented and spacious, two bedroom ground floor period purpose built maisonette with direct access to own rear garden. The property is located in a highly popular residential road, convenient for local shops and amenities on the High Road, within 0.5 mile of East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



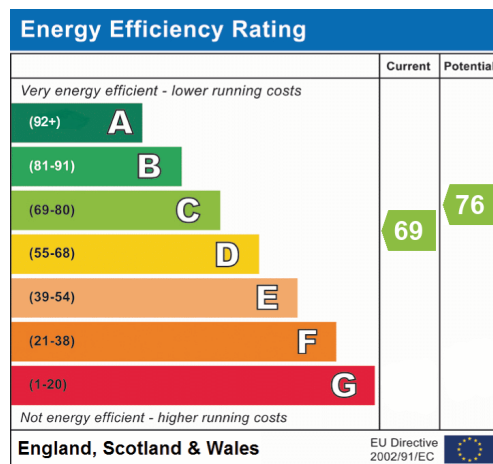
- Two Double Bedrooms
- Own Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Peppercorn Ground Rent
- Convenient Location
- Chain Free
- 125 Years Lease
- Service Charge: Ad Hoc Basis
- Council Tax Band D







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.



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.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
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- 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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