

Lynton Grange, Fortis Green, N2

£295,000

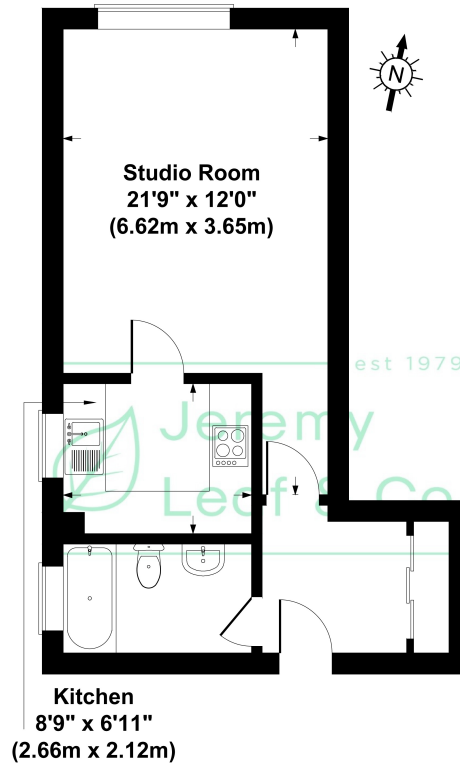
We offer an attractive and spacious purpose built studio flat set on the first floor of this popular and convenient block. The property is offered chain free, and situated in the much favoured Fortis Green area, in the heart of East Finchley, within easy reach of amenities at Muswell Hill. Located approximately 0.5 mile of East Finchley Shops, bus routes, tube Station (Zone 3) and Cherry Tree Wood. Ideal investment/first time buy.



- Spacious Studio Flat
- EPC rating C
- Share of Freehold
- Communal Gardens
- Chain Free
- Council tax band C
- Resident Parking (first come basis)
- Service Charge £780 p.a.







First Floor

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Gross Internal Area 388 sq ft / 36 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	73	77
(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	

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- These particulars do not constitute any part of an offer or a contract.
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