

Simms Gardens, East Finchley, N2

£330,000

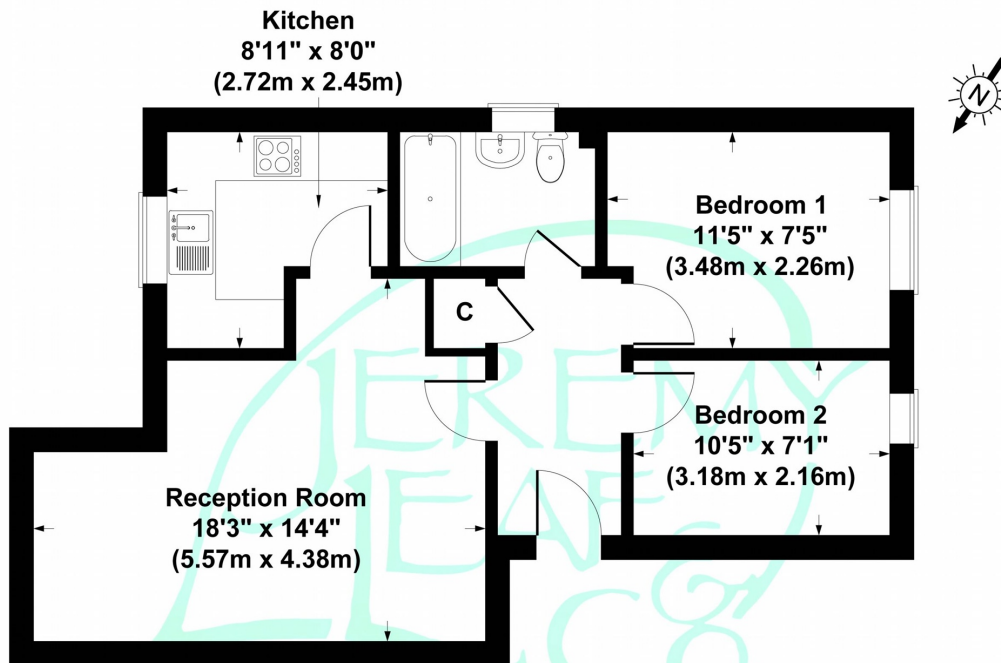
We offer a two bedroom apartment located on the ground floor of this modern build block just off East Finchley High Road. The property offers good-size living space, with 2 double bedrooms and spacious reception with a dining area. Further benefits include residents parking, communal gardens and a long lease. The property is in need of light modernization and offers a blank canvass for the discerning buyer to make their perfect home - ideal for the first time buyer or rental investment. Offered chain free and early viewing is highly recommended.



- Large reception with dining area
- Close to High Road
- Ground Rent £336 p.a.
- Communal Gardens
- Service charge - £2,150 p.a.
- Residents Parking
- Chain Free
- Council Tax Band D
- 1 mile to East Finchley Tube (Zone 3)
- 141 Years Lease







Ground Floor

Simms Gardens, London, N2

Gross Internal Area 570 sq ft / 53 sq metres

Not to Scale. Produced by The Plan Portal 2020

For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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