



Great North Road, East Finchley, N2

Asking Price: £425,000

Benham
& Reeves

Great North Road, East Finchley, N2

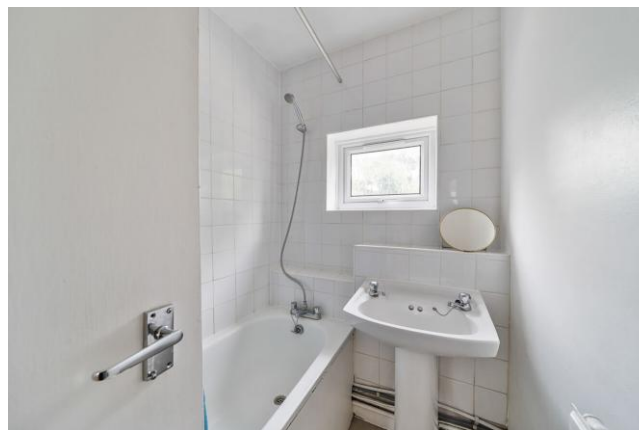
 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

This chain-free first-floor apartment is set in this popular purpose-built block. Conveniently located between Highgate and East Finchley, this property features two double bedrooms and benefits from a spacious reception room, as well as a separate, fitted kitchen. It has also been recently double-glazed and has extensive, well-kept communal gardens.

The block has recently undergone significant upgrades, including improved lighting and signage, which encompass the block's entrance, new common area windows, intercoms, new flat entrance doors, fire and smoke alarm systems, and upgraded electrical supplies. Enhancements are also planned for the amenity space area, including the creation of a courtyard with additional parking and dedicated secure cycle storage for each flat. Along with plans to upgrade and create a covered refuse area with segregated sections for recycling and general waste. All of which will be a significant benefit to an incoming purchaser.

The property is ideally situated near East Finchley Northern line underground station, as well as restaurants, coffee shops, and boutique independent grocers.



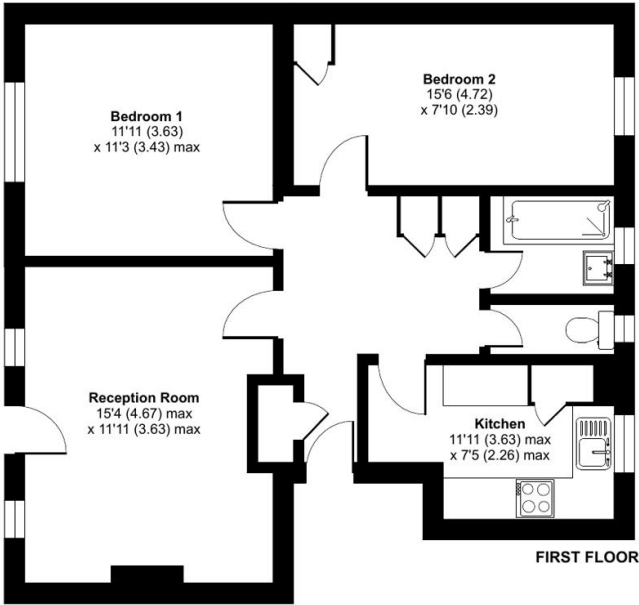


Property Features:

- Chain Free
- Reception Room
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Separate WC
- Extensive Communal Gardens
- Off-Street Parking (1st come 1st served)
- Secure Entryphone System

Mansfield Heights Great North Road, London, N2

Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Share of Freehold Expires 23/06/2124 Approximately 98 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,628.00 (per annum) For the year 2025

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: **HIG240065**

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E: **highgate.sales@benhams.com**
W: **www.benhams.com**

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