



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

A bright two double bedroom apartment set on the second floor of this popular purpose-built block. The flat has been redecorated and benefits from a spacious reception room, along with 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 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.

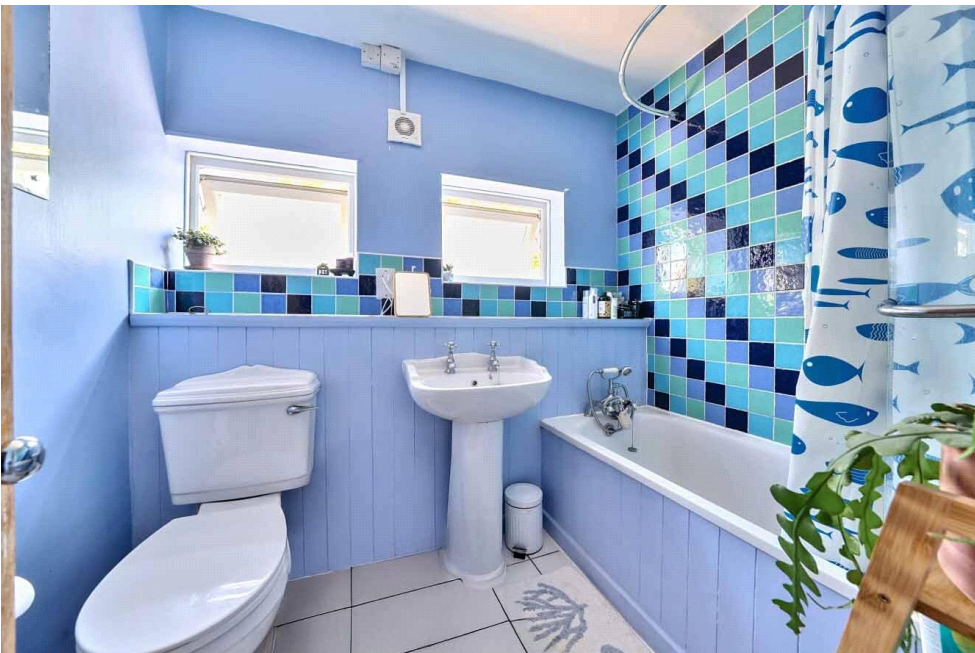
The property is ideally situated near East Finchley Northern Line underground station, as well as restaurants, coffee shops, and boutique independent grocers.

The property is being offered as chain-free

- 2 Double Bedrooms
- Reception Room
- Separate Kitchen
- Large Entrance Hall
- Bathroom
- Separate Storage Cupboard
- Entryphone System
- Extensive Communal Gardens
- Off-street parking (first-come, first-served)

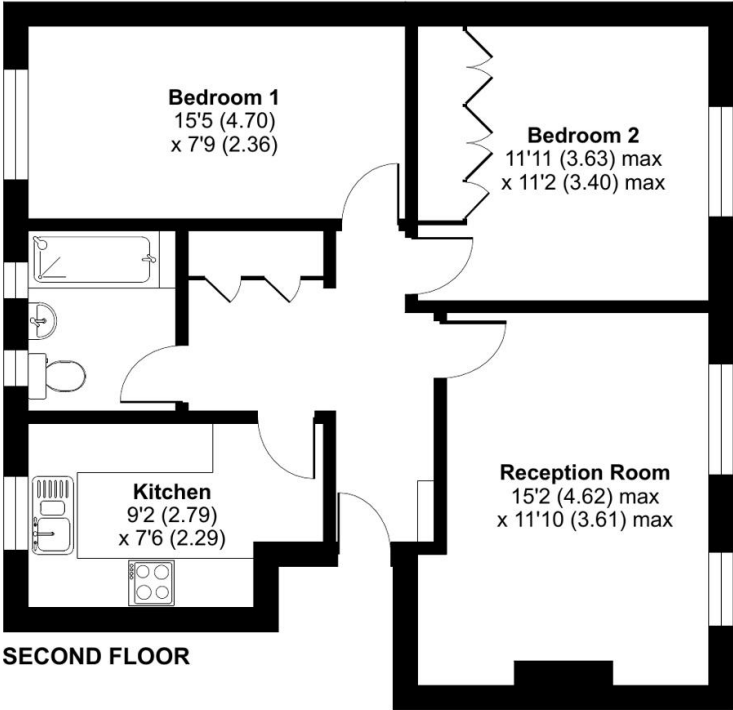


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Great North Road, London, N2

Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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:	£1,500 approx. (per annual) For the year of 2025

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG250068

T: 020 8341 2335

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