



 **2**  
Bedrooms

 **1**  
Bathroom





**REDUCED TO SELL!**

Addison Townsend are delighted to offer this stunningly presented two-bedroom first floor maisonette with PRIVATE GARDEN & own entrance in this lovely tranquil location set back from the road behind a gorgeous communal green. The property offers two double bedrooms, beautiful fitted kitchen with top of the range fixtures & fittings & integrated appliances, stunning shower room, spacious living room & loft room offering a perfect home office/wardrobe/storage space. Externally benefiting from a private garden to the rear. The property is ideally located within Brooklands School catchment area & a short walk from the shopping & transport facilities of the marketplace as well as a 15 minute walk of East Finchley underground station. Offered for sale chain free.



Approx. Gross Internal Area: 608 ft<sup>2</sup> ... 56.5 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. © Penetris Surveyors Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

