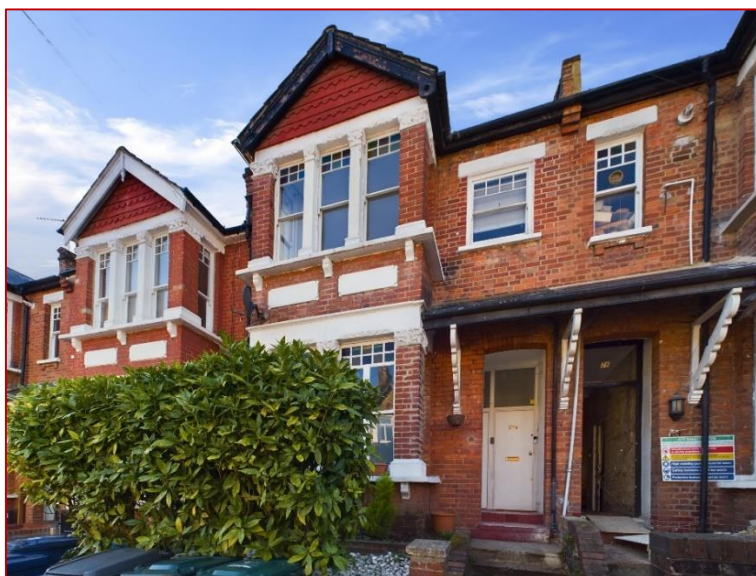


FOR SALE 1-2 BEDROOM GARDEN FLAT



28b PARK HALL ROAD, EAST FINCHLEY, LONDON N2 9PU

A character, 1-2 bedroom/ 1-2 reception garden flat – offered to the market chain free. The property is currently arranged with a modern kitchen/dining room, plus 2 further rooms arranged as living room & bedroom - as well as a bath/shower room.

The property is conveniently situated close to the shopping and transport facilities of East Finchley. East Finchley Underground station (Northern Line), is within a quarter of a mile.

The property has direct access and sole use of the rear garden, which is approximately 30ft (9.14m) long and laid to lawn

Viewings available - strictly by appointment only

FEATURES AND ACCOMMODATION

THREE MAIN ROOMS ● BATH/SHOWER ROOM ● GAS CENTRAL HEATING
30FT (9.14M) REAR GARDEN ● BASEMENT ● CHAIN FREE

PRICE: £550,000 - SHARE OF FREEHOLD – CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Accommodation:

Own street entrance door, opening to;

Ground Floor Hallway

Wood strip flooring, radiator, door to cellar, and as currently configured, opening to;

Living Room

Decorative fire place, wood strip flooring, part picture rail, decorative coving & ceiling rose, sash bay window with colour leaded inserts to front.

Kitchen/Dining Room

Range of wall and base units with work top, stainless steel sink & drainer, 4-ring gas hob with hood above & electric oven below, space & plumbing for washing machine, space for upright fridge freezer, cupboard housing boiler, tiled splash back, part wood strip/part tiled floor, radiator, door to Bath/Shower Room, plus double glazed doors, and window to side.

Bedroom

Decorative fire place with stone mantle and tiled inlay, wood strip flooring, picture rail, decorative coving, double glazed window to rear.

Bath/Shower Room

Panel enclosed bath with mixer tap and hand held shower spray, shower enclosure, sink set on vanity unit, close coupled WC, chrome towel radiator, air extractor, tiling to walls & floor, double glazed window to rear.

Cellar

Steps down to a restricted height cellar storage area, with gas meter.

Rear Garden

30ft (9.14m) rear garden. Fence enclosed and laid to lawn with small patio area.



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MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
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28b Park Hall Road, East Finchley, London N2 9PU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Note: Floor plan is for identification purposes only - not to scale



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