



EAST END ROAD, LONDON, N3
£370,000 LEASEHOLD

**A TWO BEDROOM PURPOSE BUILT
APARTMENT SET IN AN IDEAL N3 LOCATION**

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DESCRIPTION:

Set in an ideal location for local amenities, transport links such as Finchley Central underground and recreational parkland, such as Stephens House & Gardens, we are pleased to offer this ground floor two bedroom purpose built apartment. The property comprises of fitted kitchen, reception room, two bedrooms, shower room, direct access to communal gardens and residents' parking. Further benefits include a long lease and being offered on a chain free basis.

TENURE:

Leasehold : 116 years
Service Charge : £1453.00 per annum. Incl. Repairs/ground rent/Building Ins/cleaning of communal areas/grounds maintenance/ external window cleaning.

COUNCIL TAX:

Band D

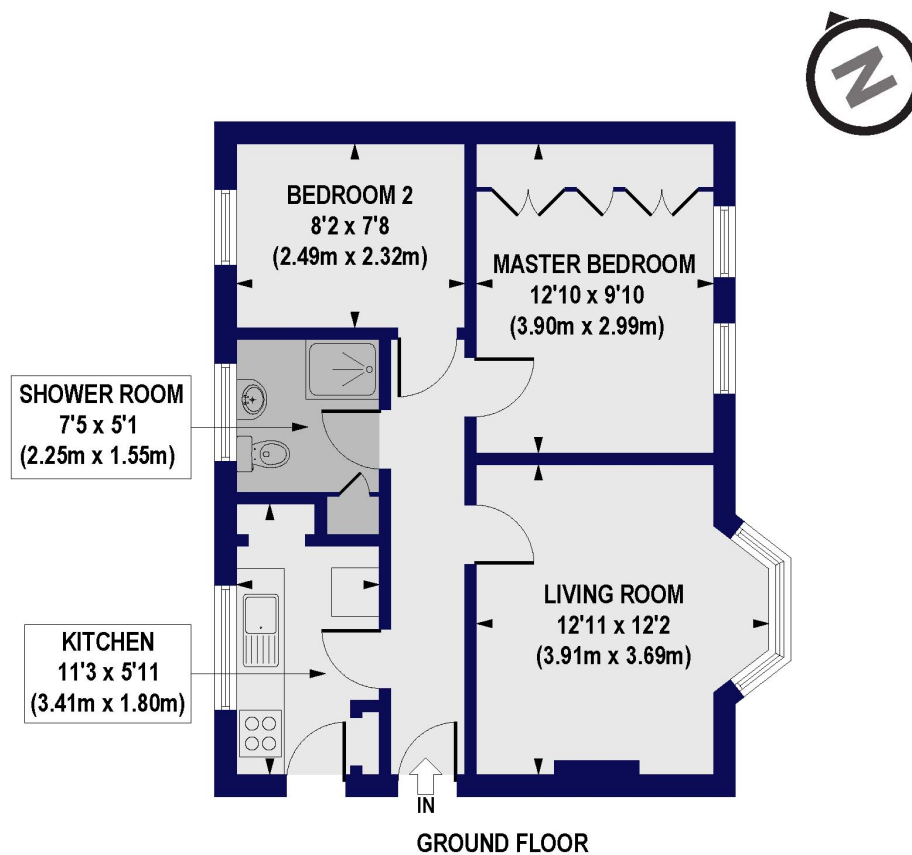
AT A GLANCE

- Purpose built block
- Ground Floor
- Reception Room
- Two bedrooms
- Fitted kitchen & shower room
- Long lease
- Communal gardens
- Residents' parking
- Offered chain Free





Derby Lodge, East End Road, N3
Approx. Gross Internal Floor Area 528 sq. ft / 49.02 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		