

**LANCASTER GARDENS, LONDON, N2**  
**OFFERS IN EXCESS OF £360,000 LEASEHOLD**

**A MODERN, TWO BEDROOM, PURPOSE BUILT APARTMENT.**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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## DESCRIPTION:

Set in a well maintained and secure gated development, we are pleased to offer this modern two bedroom, first floor, purpose built apartment situated to the rear of the property facing the courtyard and gardens. The property is comprised of an open plan living and kitchen area with modern fitted units, bathroom, two double bedrooms, access to private balcony, lift in block, and allocated underground parking space. It is ideally located for local amenities and transport links such as East Finchley underground which is under a mile away.

Offered on a chain free basis.

## AT A GLANCE

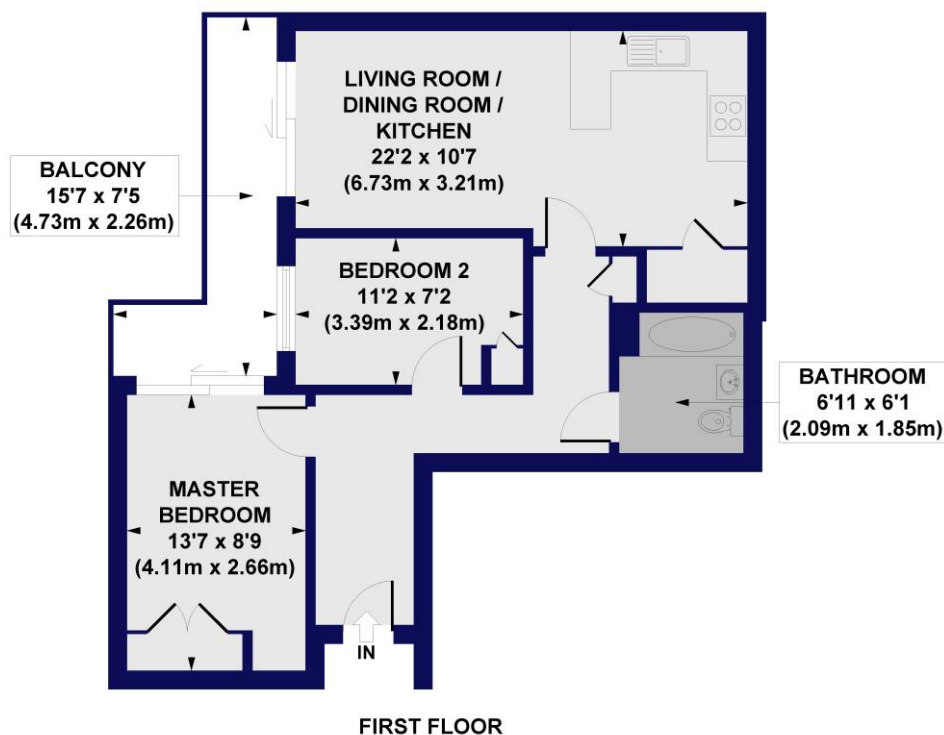
- Modern gated development
- First floor apartment
- Two bedrooms
- Open plan kitchen/living area
- Balcony
- Allocated underground parking
- Lift-in-Block
- Long lease







**Holdsworth Lodge, Lancaster Gardens, N2**  
**Approx. Gross Internal Floor Area 615 sq. ft / 57.12 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 110 year and 7 months

**Service Charge:** £2256 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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