



**EAST END ROAD, FINCHLEY, LONDON, N3**  
**OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD**

**A TWO BEDROOM FLAT SET IN A PRIME  
 LOCATION FOR AMENITIES & TRANSPORT LINKS**

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### DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS.

We are pleased to offer this two double bedroom first floor purpose built flat, situated in a leafy, hidden from the road location, close to Finchley Central Northern Line tube station, local shopping facilities and Stephens House & Gardens. The property comprises of two double bedrooms, bathroom, good sized lounge and kitchen with ample storage. Further benefits include a share of the freehold, parking and communal gardens. This would make an ideal First Time Buyer purchase or Buy-to-Let Investment. Offered on a chain free basis.

### TENURE:

Share of Freehold      Service Charge - £2200.00 per annum  
Ground Rent - £100.00 per annum

### COUNCIL TAX:

Band D

### AT A GLANCE

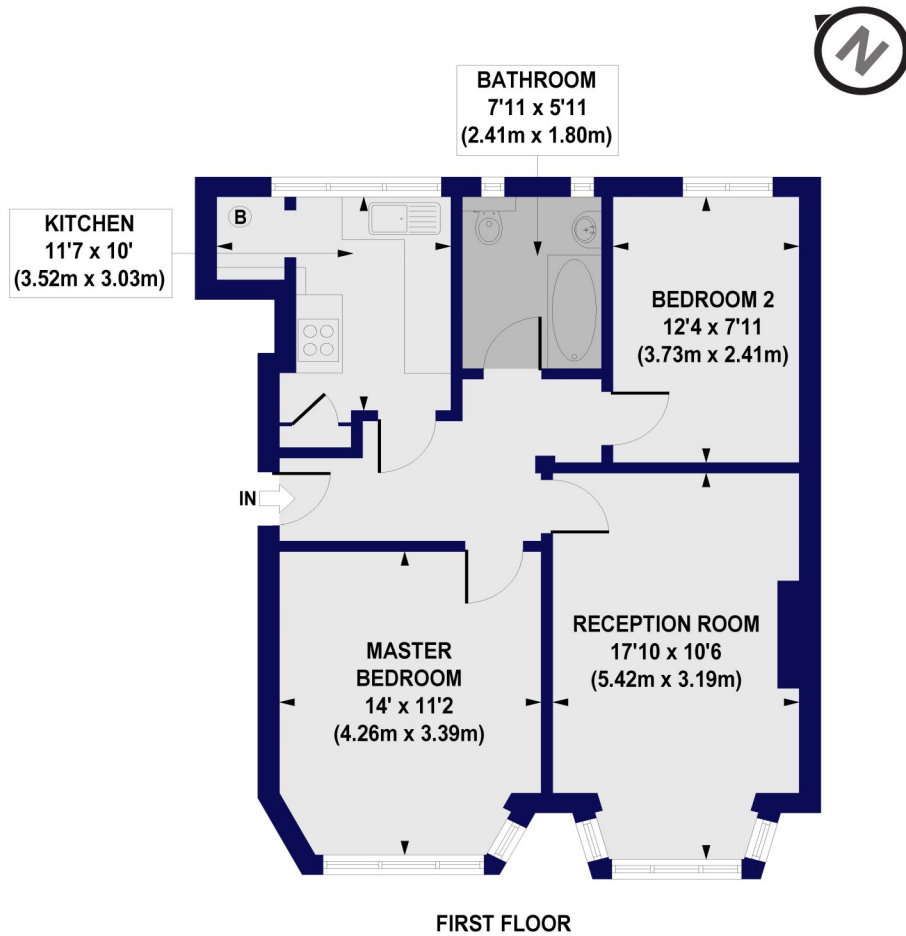
- PURPOSE BUILT BLOCK
- EXCELLENT LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN & BATHROOM
- SPACIOUS LOUNGE
- SHARE OF FREEHOLD
- PARKING & COMMUNAL GARDENS







**Ellerton Lodge, East End Road, N3**  
**Approx. Gross Internal Floor Area 659 sq. ft / 61.19 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 |           |