



East End Road, London, N2

£300,000 *Leasehold*



We are pleased to offer this, well presented, one bedroom, ground floor flat, ideally located for local amenities and transport links.

The property comprises of an open plan living / kitchen area with direct access to a private patio area and communal gardens, double bedroom, en suite bathroom and separate wc.

Ideal for a first time buyer or buy to let investor.

#### KEY FEATURES

- Ground floor flat
- Open plan living
- En suite to bedroom
- Separate wc
- Private patio
- Chain free



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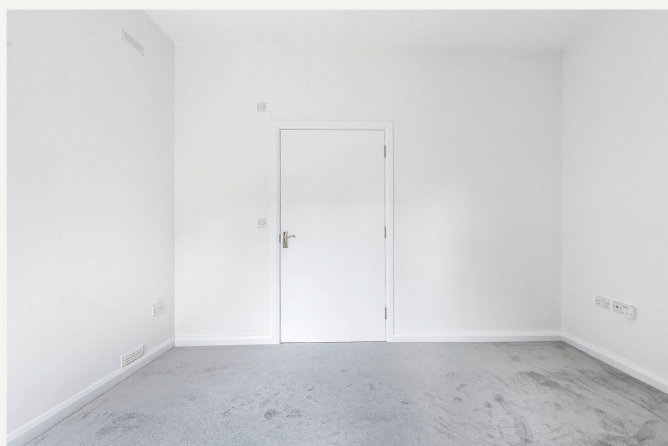
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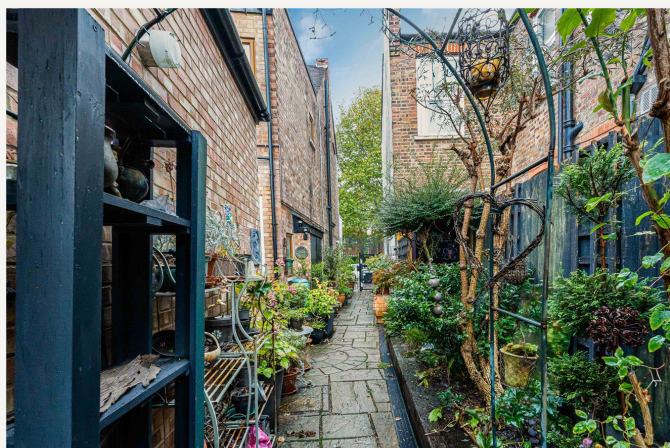




An internal viewing is highly recommended.



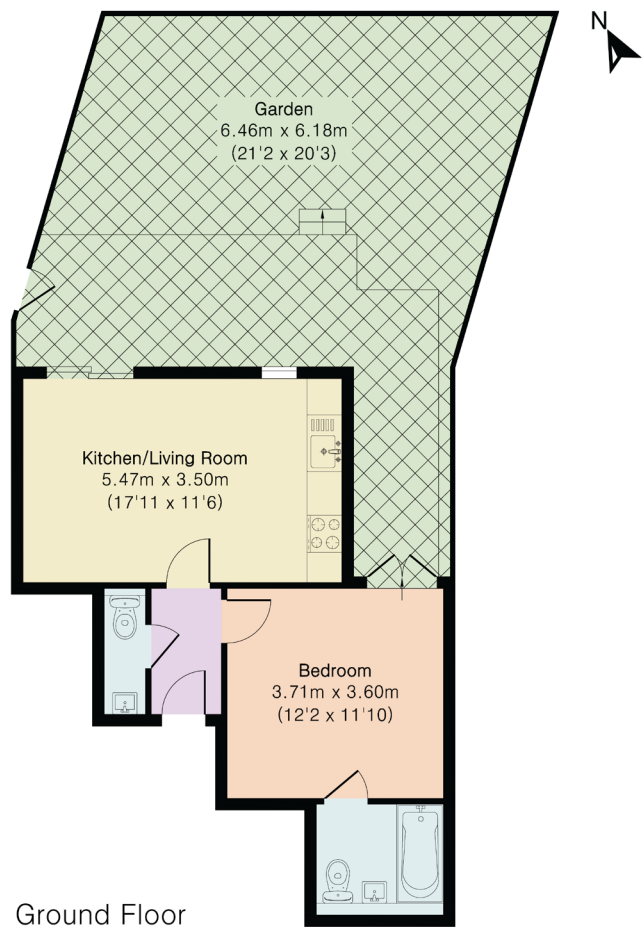




## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 106 year and 0 months  
**Service Charge:** £216 pa  
**Ground Rent:** £ 200 pa  
**Council Tax Band:** C  
**EPC rating:** C

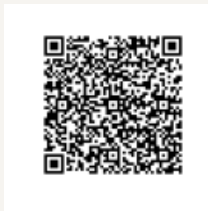
Approximate Gross Internal Area 450 sq ft - 42 sq m



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN250538>

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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