



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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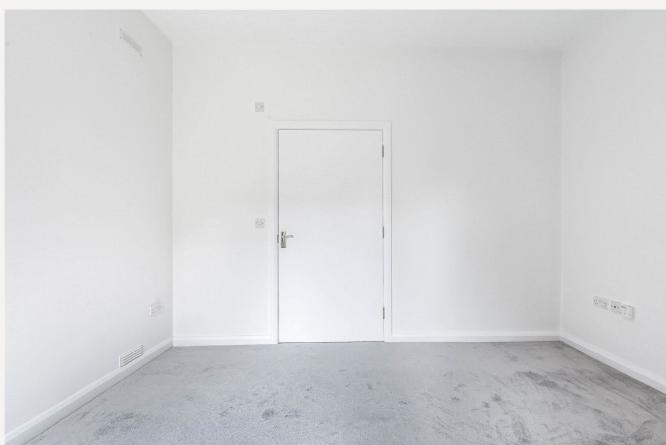
020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

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An internal viewing is highly recommended.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 106 year and 0 months

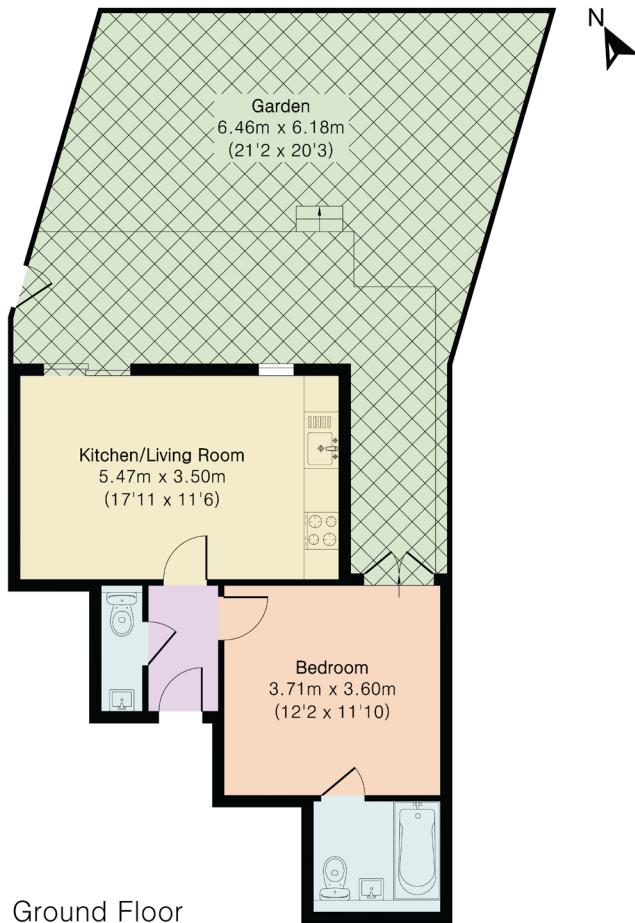
**Service Charge:** £216 pa

**Ground Rent:** £ 200 pa

**Council Tax Band:** C

**EPC rating:** C

## Approximate Gross Internal Area 450 sq ft - 42 sq m



Ground Floor

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



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

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

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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