



EAST END ROAD, FINCHLEY, LONDON, N3
£450,000 SHARE OF FREEHOLD

**A SPACIOUS WELL-PRESENTED TWO
BEDROOM FLAT SET IN A N3 PRIME
LOCATION**

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



DESCRIPTION:

We are delighted to offer to the market, this well-presented two bedroom first floor flat, ideally located for Regents Park Road, Ballards Lane and Temple Fortune amenities, transport links and recreational parkland, such as Stephens House & Gardens. The property comprises of a good size reception room with access to a balcony, two double bedrooms, kitchen, bathroom and separate wc. The property is being sold with a share of the freehold and would be an ideal purchase for a First Time Buyer or Buy-to-Let Investor. An internal viewing is highly recommended!

AT A GLANCE

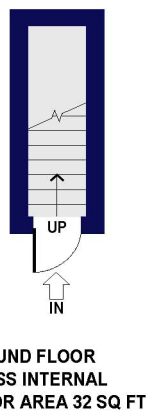
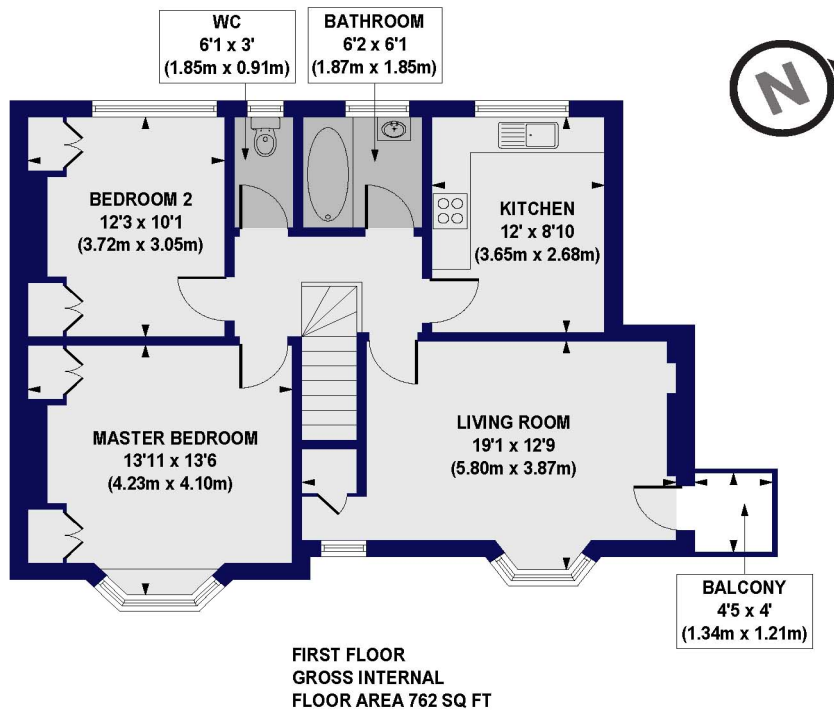
- First floor apartment
- Two bedrooms
- Reception with balcony
- Separate kitchen
- Share of Freehold
- Ideally located

COUNCIL TAX: Band C





Stanhope Court, East End Road, N3
 Approx. Gross Internal Floor Area 794 sq. ft / 73.78 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	