



## Long Lane, East Finchley, N2 8JN

£285,000 - Leasehold

**\*\*CHAIN FREE\*\*** A larger than average 1 bedroom flat situated on the first (top) floor of this period conversion. The property features a 15ft reception room with bay window and benefits include a 10ft kitchen, a double bedroom, double glazing and gas central heating. The flat is well located for East Finchley High Road and with easy access to East Finchley Tube station, the property would make an ideal first time purchase.

Lease: Approx. 148 years

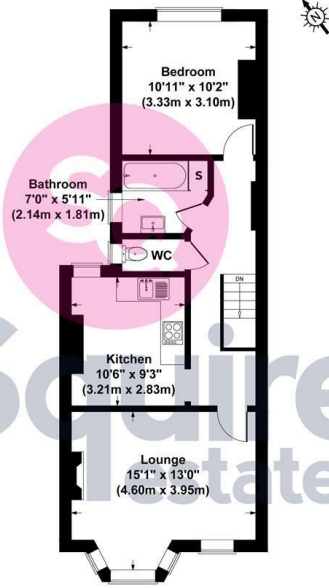
Ground Rent: Peppercorn

Service Charge: £377 per annum for building insurance

- Period conversion
- 1 bedroom
- Chain free
- Eat-in kitchen
- 15ft reception room
- Double glazed
- Gas central heating
- Barnet council tax band C

# Floor Plan

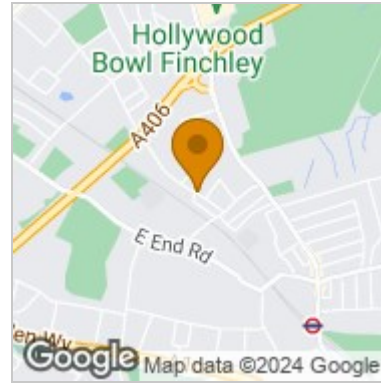
Long Lane , N2 8JN  
Gross Internal Area 570 sq ft /53 sq metres



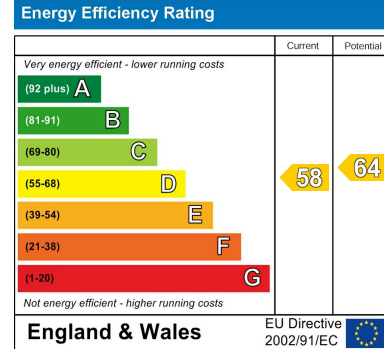
First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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