



## Old Farm Road, East Finchley, N2 9RQ

£275,000 - Leasehold

A larger than average, 1 bedroom, top floor flat boasting a 36ft ROOF TERRACE. The property benefits from a 16ft reception room, a 15ft bedroom, a modern kitchen and a contemporary bathroom both of which were updated in 2019. With the amenities of East Finchley High Road and major transport links within easy reach, the flat would make an ideal first time purchase or rental investment.

Lease: 107 years remaining

Ground Rent: £10 per annum

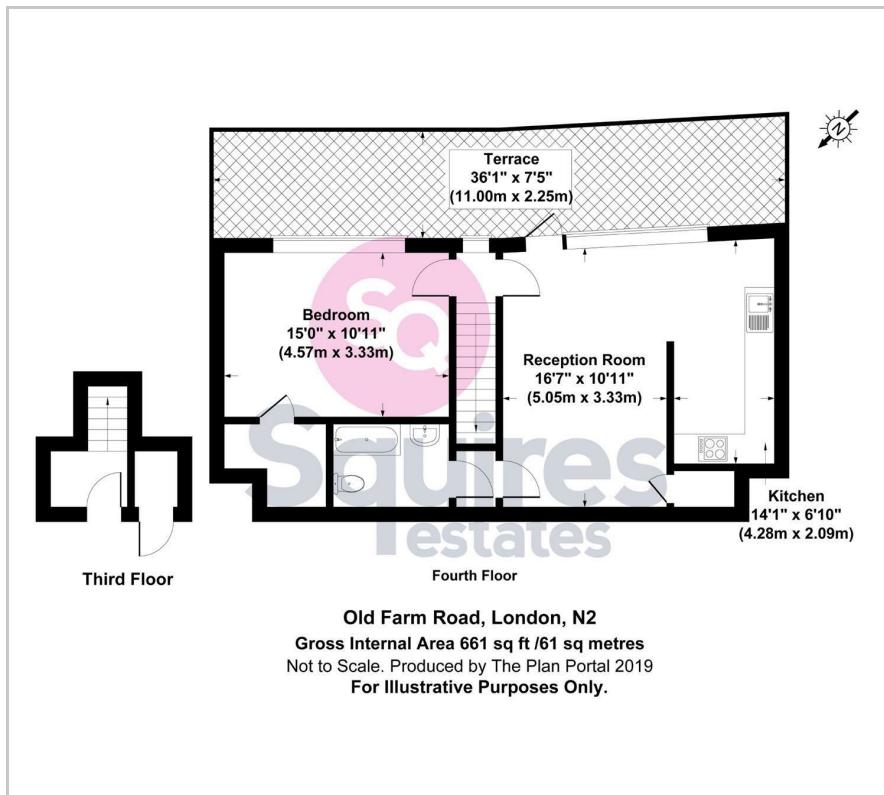
Service Charge: Approx £2760 per annum

Barnet Council Tax Band B

- **Maisonette**
- **1 bedroom**
- **36ft roof terrace**
- **Modern kitchen**
- **Contemporary bathroom**
- **16ft reception**
- **15ft bedroom**
- **Close to High Road**



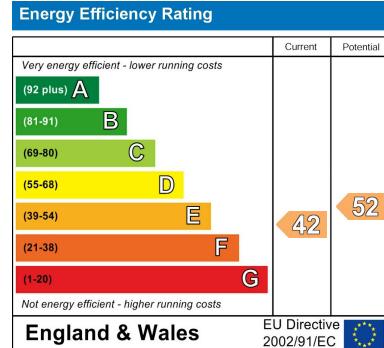
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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