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SALES LETTINGS MANAGEMENT



# Oakridge Drive, East Finchley, N2 8DF

£335,000 - Leasehold

An extremely well presented 1 bedroom flat situated on the first floor of this modern purpose built block and only a short walk from East Finchley High Road. The property features an 18ft reception room and benefits include a 10ft kitchen, a 15ft bedroom, a contemporary bathroom and 1 allocated off street parking space. The flat is located approximately 0.5 miles from East Finchley Tube station, is offered on a chain free basis and would make an ideal first time purchase.

Lease: 149 years remaining Ground Rent: Peppercorn

Service Charge: Approx. £924.00 half yearly

- Purpose built
- 18ft reception room
- 15ft bedroom
- Separate kitchen
- Close to High Road
- 1 allocated o/s/p space
- Council tax band C
- Close to Tube
- Chain free
- Ideal first time purchase



#### Floor Plan

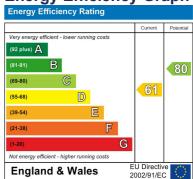
### Oakridge Drive, N2 8DF Gross Internal Area 495 sq ft /46 sq metres Bedroom 15'1" x 8'6" Lounge (4.60m x 2.60m) 18'6" x 10'0" (5.65m x 3.04m) Kitchen Bathroom 10'0" x 6'10" 6'3" x 5'7' (1.90m x 1.70m) (3.04m x 2.09m) First Floor All measurements of walls, doors, windows, fittings and appliances, including 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











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