



## The Walks, London, N2 8DN

£325,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 1 bedroom flat situated on the first floor of this small purpose built block within a quiet cul-de-sac in East Finchley. Benefits include a 15ft reception room with direct access to a South-West facing balcony, fitted wardrobes, communal gardens and a garage. The property would make an ideal first time purchase and is located only 0.6 miles from East Finchley Tube station.

Lease: Approx. 127 years remaining

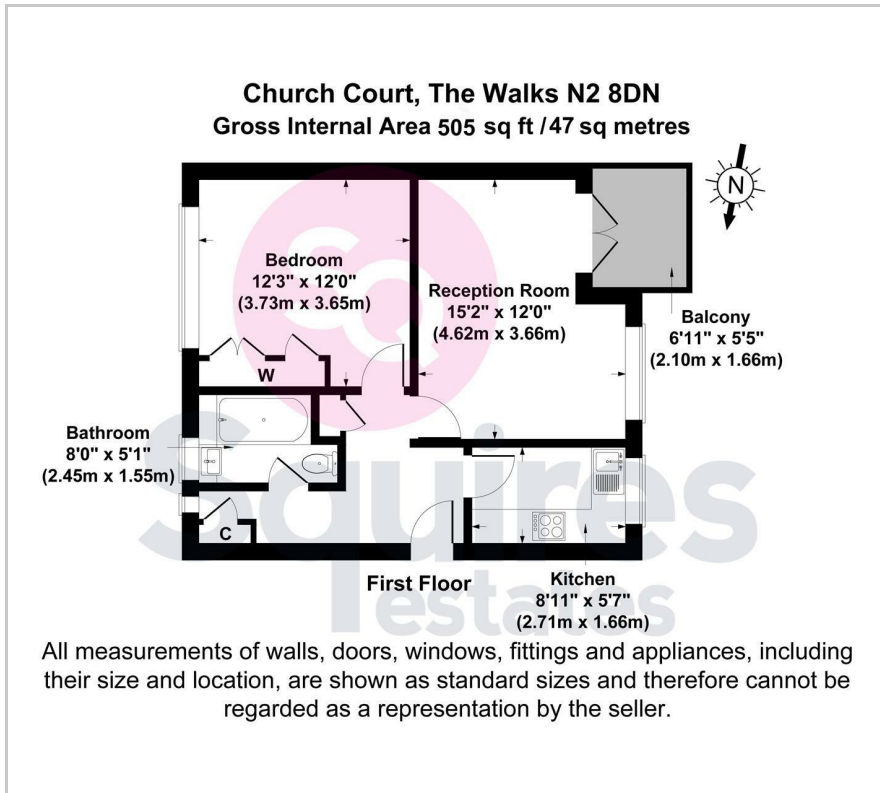
Ground Rent: N/A

Service Charge: Approx. £1872 per annum (charged quarterly)

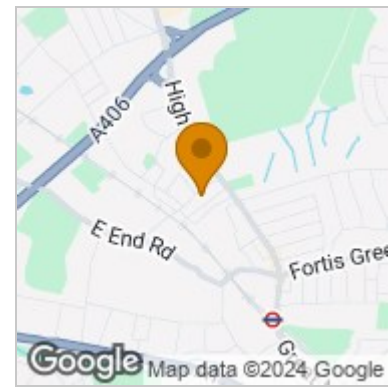
- Purpose built
- 1 bedroom
- South-West facing balcony
- Garage
- Chain free
- Ideal first time purchase
- 0.6 miles from East Finchley Tube station
- Barnet council tax band C



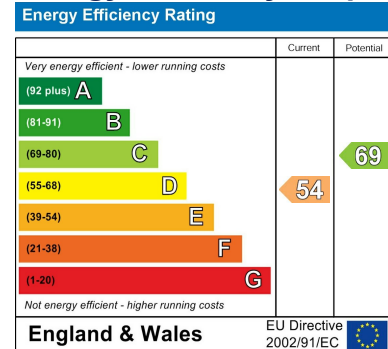
## Floor Plan



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

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

