



## Simms Gardens, London, N2 8HT

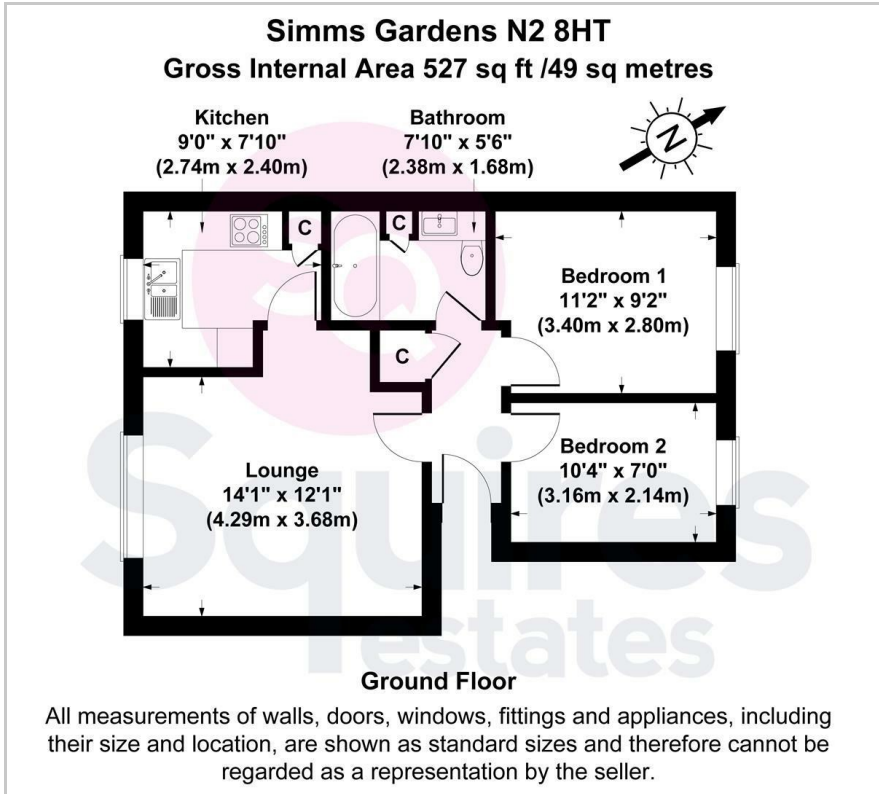
Offers In Excess Of £360,000 - Leasehold

A 2 bedroom flat situated on the ground floor of this modern purpose built block. The property has been extensively modernised by the current owners including the bathroom, windows and heaters and benefits include communal off street parking and well maintained communal gardens. The flat is located equidistant and walking distance from East Finchley and Finchley Central Tube stations and would make an ideal first time purchase.

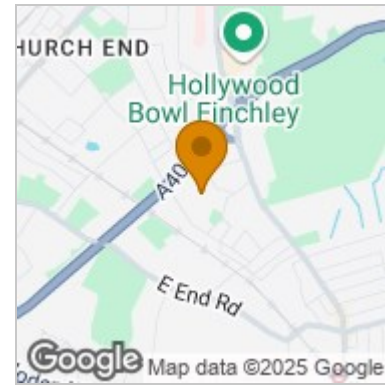
Lease: Approx. 121 years  
Ground Rent: £250 per annum  
Service Charge: Approx. £2018.25 per annum

- Purpose built
- 2 bedrooms
- Modern bathroom
- Double glazing
- Communal off street parking
- Communal gardens
- Ideal first time purchase
- Barnet council tax band D

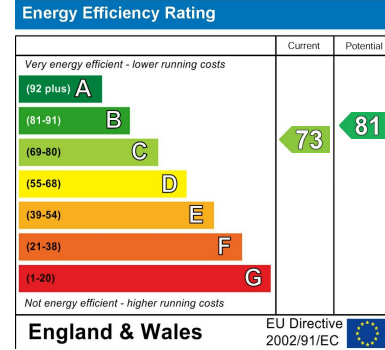
## Floor Plan



## 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

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### Hendon Branch

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Tel 020 8202 0808

### Mill Hill Branch

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