



## Old Farm Road, London, N2 9RQ

£270,000 - Leasehold

A larger than average 1 bedroom, top floor maisonette boasting a 37ft ROOF TERRACE with Southerly aspect. The property benefits from a 16ft reception room, a 14ft bedroom, a modern kitchen and a contemporary bathroom. 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: Approx. 105 years

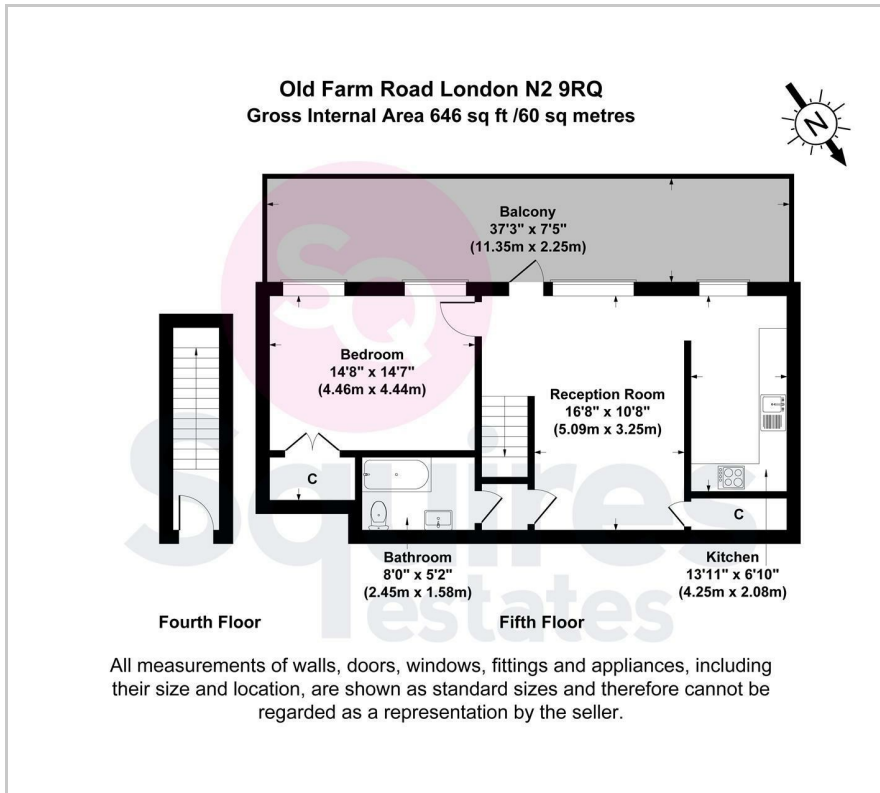
Ground Rent: £10 per annum

Service Charge: Approx. £2916 per annum

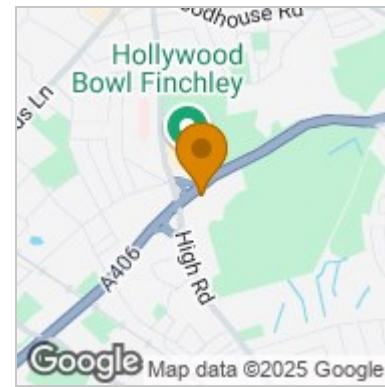
- Top floor maisonette
- 1 bedroom
- 37ft roof terrace with Southerly aspect
- Modern kitchen
- Contemporary bathroom
- 16ft reception
- 14ft bedroom
- Barnet council tax band B



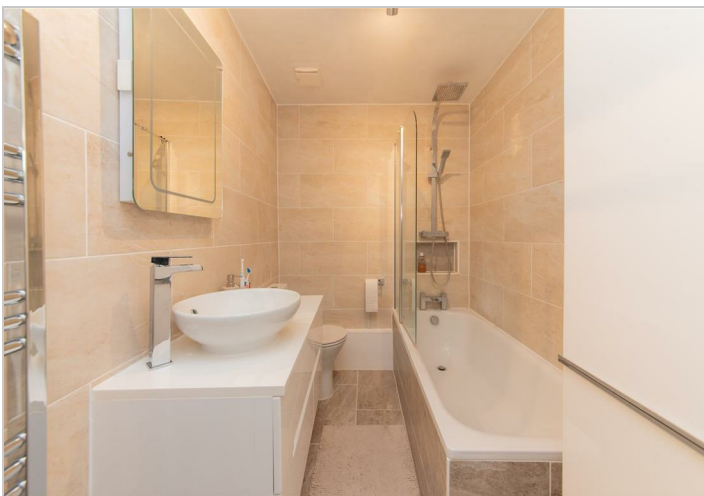
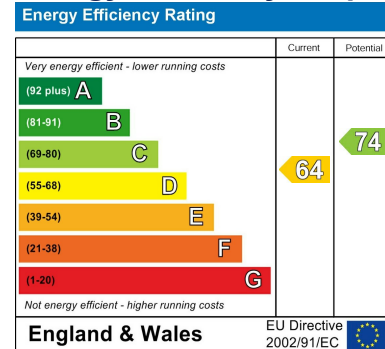
## Floor Plan



## 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

