



New Ash Close, London, N2 8DQ

£275,000 - Leasehold

****CHAIN FREE**** A very well presented 1 bedroom flat situated on the ground floor of this modern purpose built block and only a short walk from East Finchley High Road. Benefits include a modern kitchen and shower room, fitted wardrobes and 1 allocated off street parking space. The property is located approximately 0.6 miles from East Finchley Tube station and would make an ideal first time purchase.

Lease: Approx. 147 years

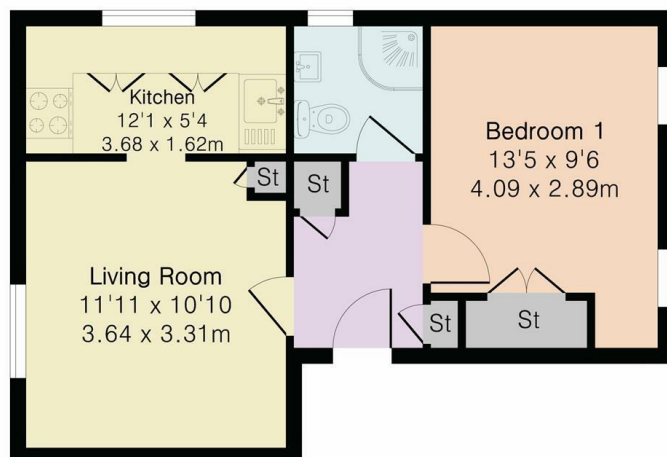
Ground Rent: N/A

Service Charge: Approx. £1662 per annum inclusive of reserve fund contribution

- Purpose built
- 1 bedroom
- 1 off street parking space
- Chain free
- Modern kitchen and shower room
- 0.6 miles to Tube
- Close to High Road
- Barnet council tax band C

Floor Plan

Approximate Gross Internal Area 399 sq ft - 37 sq m



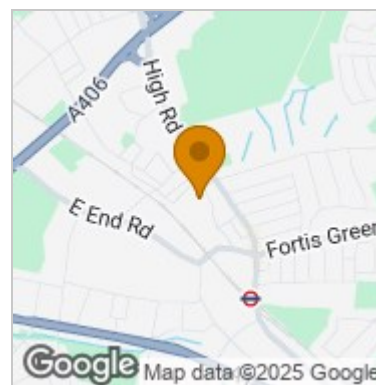
Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Squires
estates

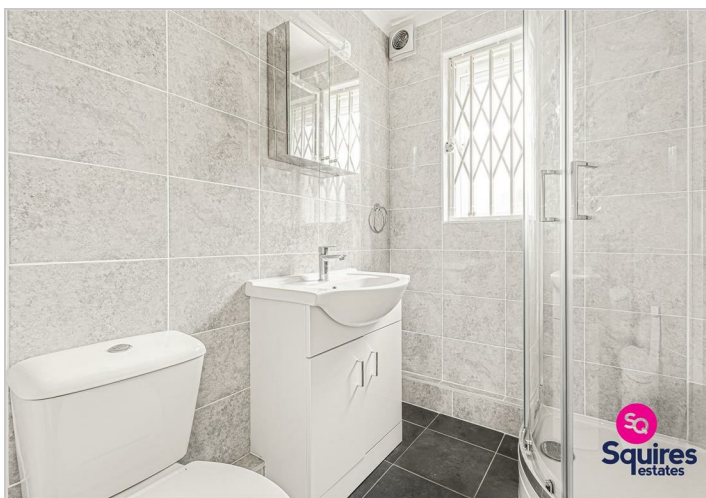
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

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