



estate agents



## 44 Stokes Court , East Finchley, N2 8NX

Haven offer this two bedroom apartment situated in this popular RETIREMENT (over 60') home located within minutes of East Finchley underground station and all local amenities. Benefits include large reception room, a lovely fitted kitchen, bathroom, two lifts, 24 hour on site manager, communal lounge and dining room, off street parking and is offered chain free.

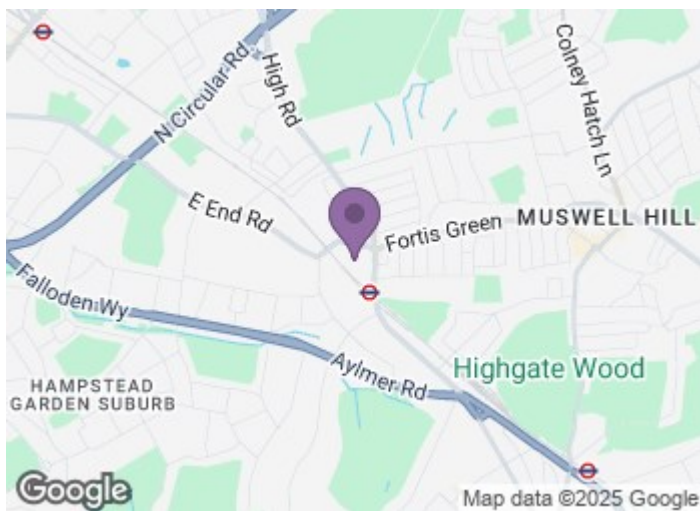
£255,000

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, East Finchley, N2 8NX



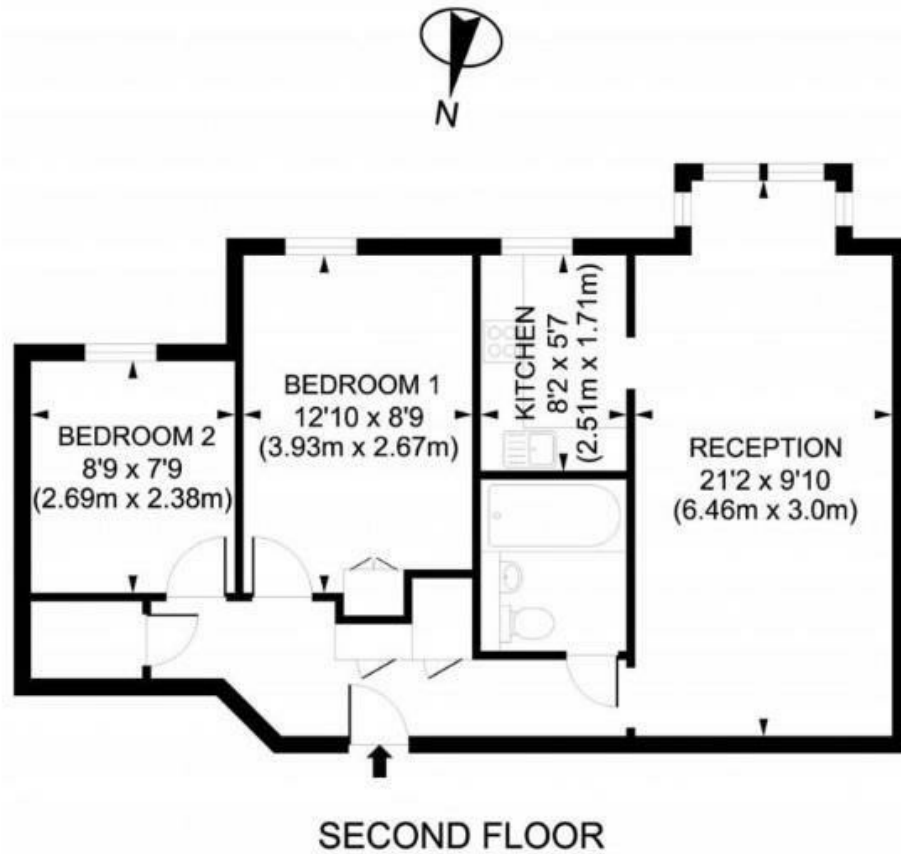
- Reception
- Bathroom
- RETIREMENT
- Kitchen
- Top Floor
- Chain Free
- Two Bedrooms
- Communal Lounge & Reception



[Directions](#)



# Floor Plan



Stokes Court, London, N2  
Gross internal area 560 sq ft/52 sq metres

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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