



## East End Road, London, N2 0SZ

£325,000 - Leasehold

\* Chain free \* A lovely one bedroom flat located on the ground floor of a converted property. The apartment is located at the rear of the property and benefits from a private patio leading to a small shared garden with one other flat. Offered in very good decorative order throughout with new carpets. En suite bathroom and separate guest WC.

Leasehold - 106 years remaining

Ground Rent: £200 per annum

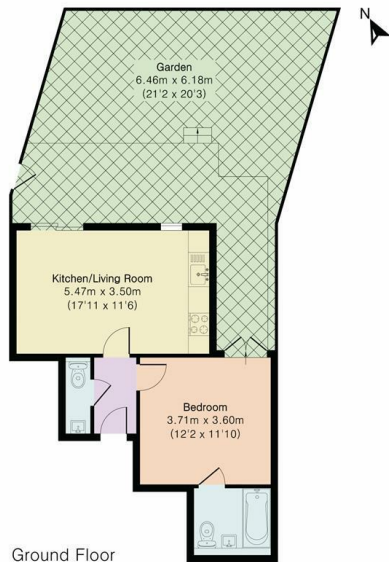
Service Charge: Ad Hoc. £216 per annum building insurance

Council tax band C

- **Converted flat**
- **One double bedroom**
- **Patio garden**
- **Ground floor**
- **Council tax band C**
- **Good decorative order**
- **Chain free**
- **Lovely entrance**

## Floor Plan

Approximate Gross Internal Area 450 sq ft - 42 sq m

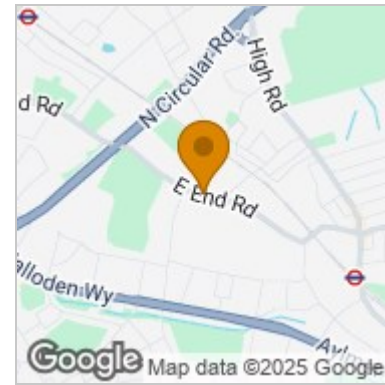


PINK PLAN

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	73	74
(55-68) D		
(39-54) E		
(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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