



Simms Gardens, London, N2 8HT

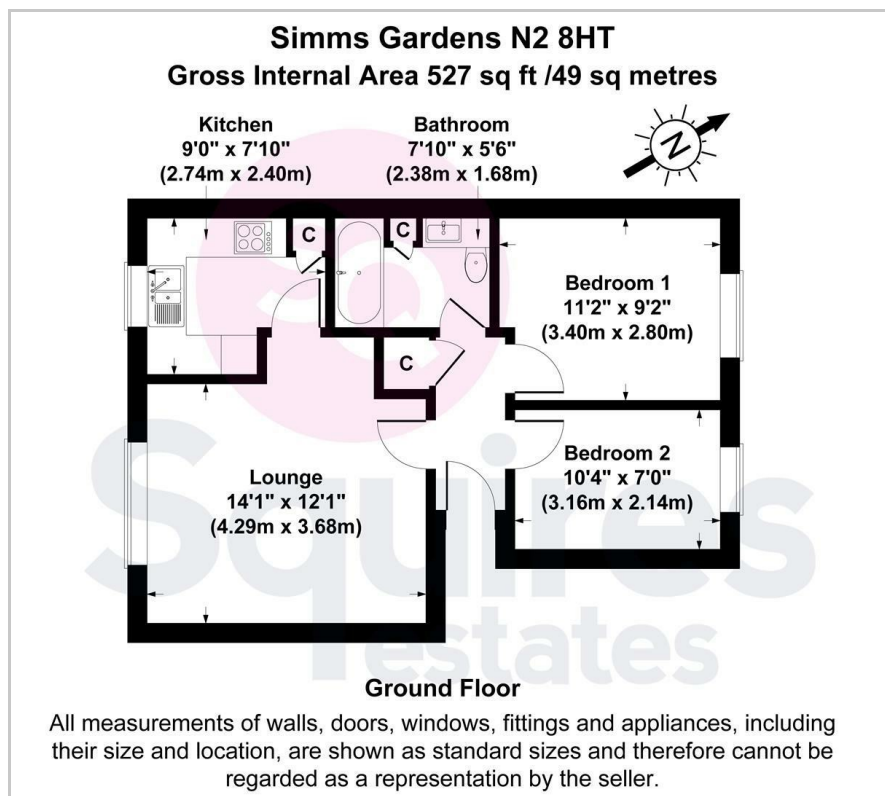
Offers In Excess Of £360,000 - Leasehold

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.

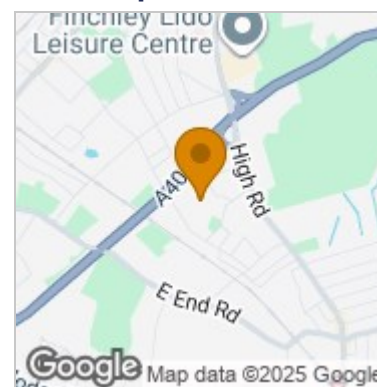
Lease: Approx. 121 years
Ground Rent: £250 per annum
Service Charge: Approx. £2018.25 per annum

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

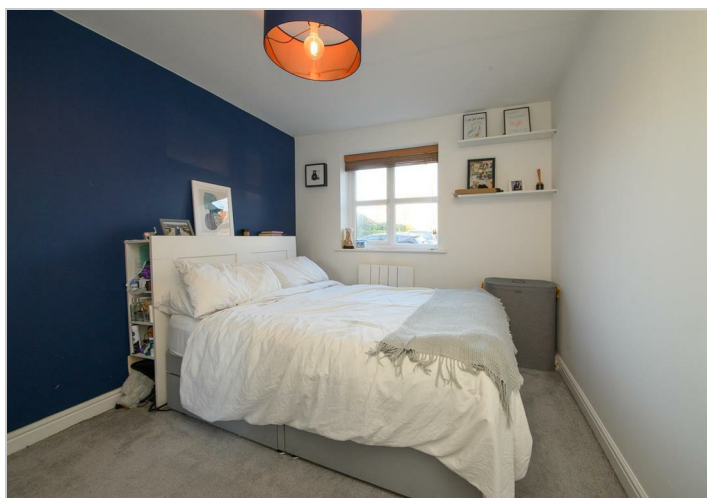
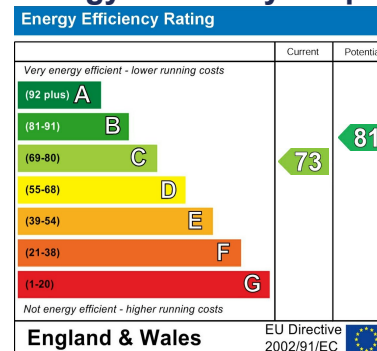
Floor Plan



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

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

