

est 1979

 **Jeremy  
Leaf & Co.**



## Lychgate Court, Flat 33, 34 Friern Park, London, N12 9UL

£125,000

- Bathroom
- Recently Decorated
- Ground Rent £350 pa
- Service Charge £360 p.c.m
- Reception
- Communal Gardens
- Communal Areas
- Off-Street Parking
- One Bedroom
- Short Lease - 61 Years

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

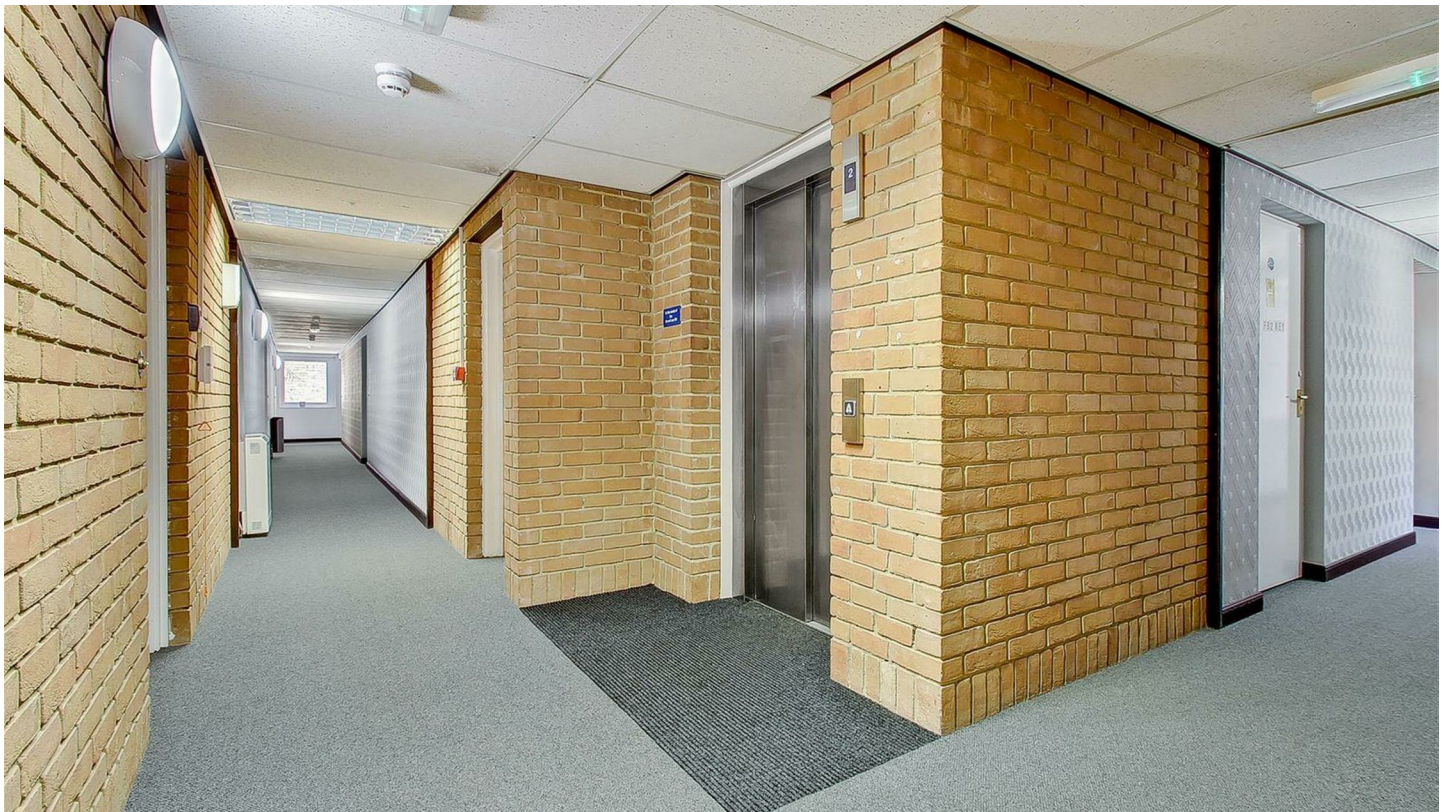


# Flat 33, 34 Friern Park, London N12 9UL

A recently decorated one bedroom second floor warden assisted RETIREMENT flat (60 years old and over) situated in this popular development off the High Road in North Finchley and within 1/4 mile of shopping and transport facilities. Benefits include spacious communal areas, off-street parking and communal gardens. Offered chain free. Council Tax Band C.



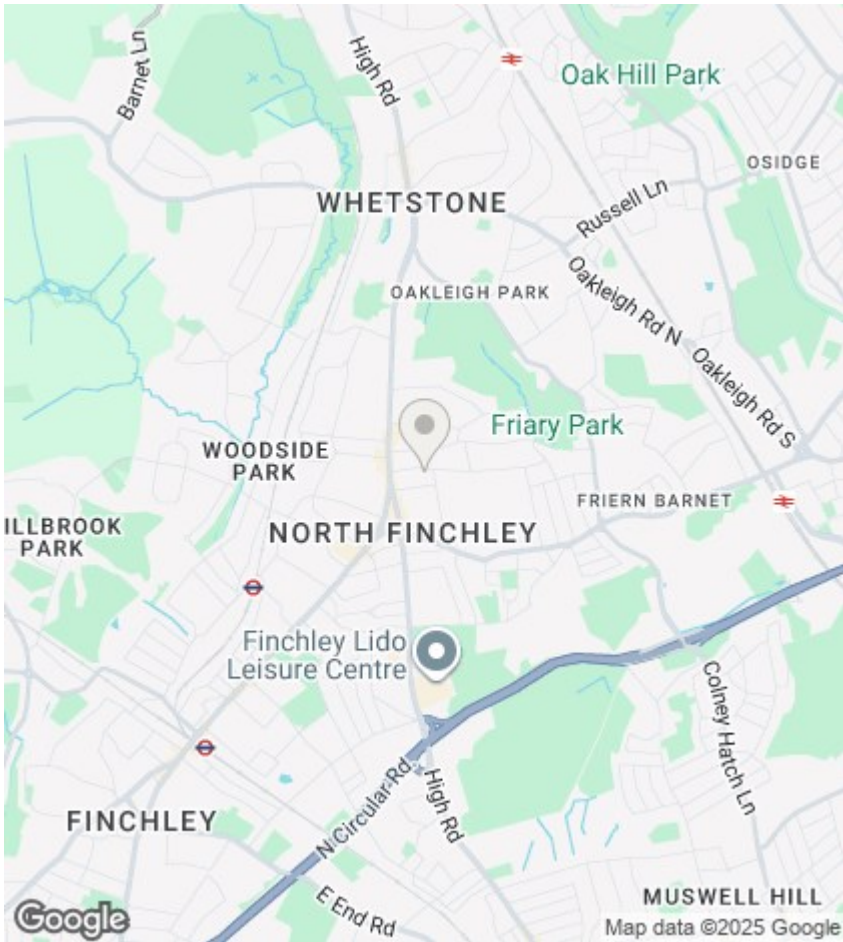
Council Tax Band: C



### Full Description

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### Directions

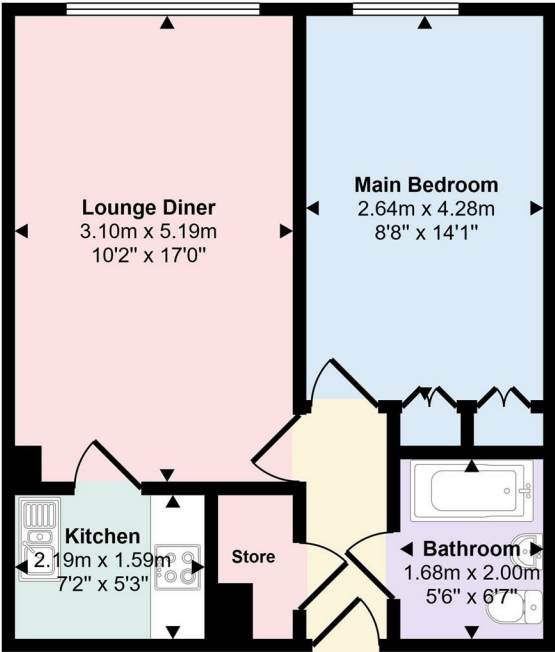
### Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

### EPC Rating: C

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>	79	81
(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		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
41 sq m / 445 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and