

est 1979



## Hamlet Gate, High Road, London, N2 9PJ

£650,000

- Close to East Finchley Tube Station
- Lift to all floors
- Communal Garden
- Siemens Integrated Appliances
- Zero ground rent
- Roof Terrace
- 10 Year New Build Warranty 5 years remaining
- Underfloor heating throughout

# Hamlet Gate, High Road, London, N2 9PJ

We offer this beautiful 2 bedroom, 2 bathroom second floor apartment measuring 818 sq. ft. in this modern purpose built development. The property is situated opposite East Finchley Zone 3 Tube Station (Northern Line) and within close to proximity of local shops, bus routes, and Cherry Tree Wood.

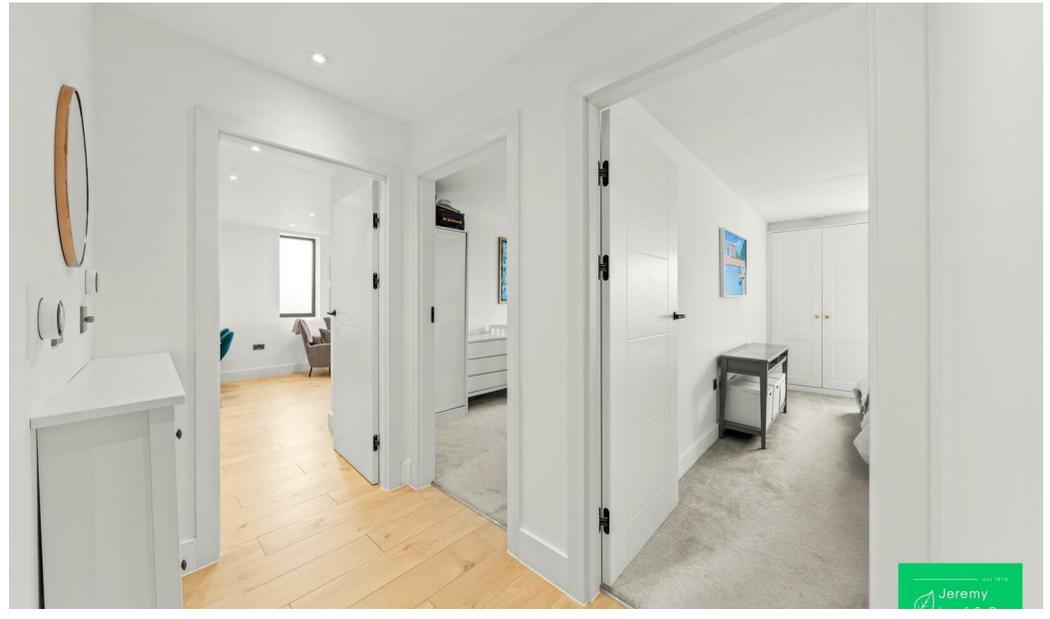
Features include:

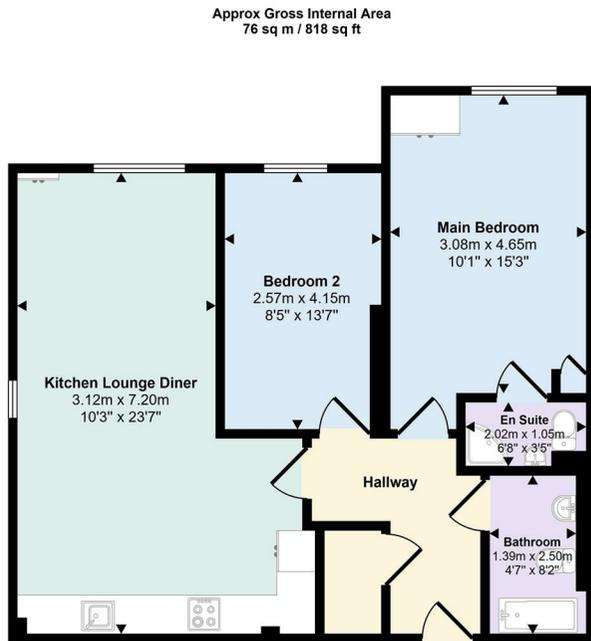
- Fitted kitchen with integrated Siemens appliances
- Underfloor heating throughout
- Communal garden & roof terrace
- Lift service to all floors
- Video entry system
- 120+ years lease
- Zero ground rent



Council Tax Band: D

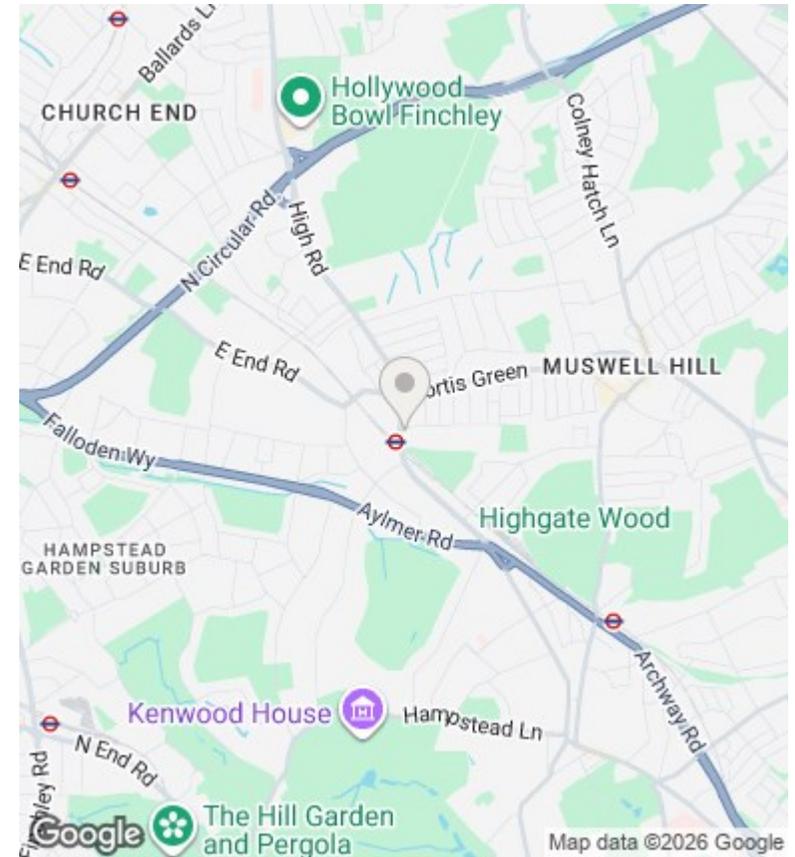






Floorplan

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 may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	