

est 1979

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Simms Gardens, East Finchley

£299,950

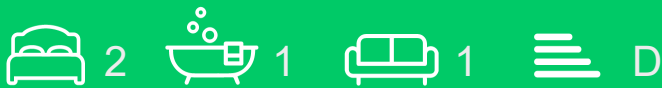
- Communal Gardens
- Service charge - £2,150 p.a.
- Council Tax Band D
- Close to High Road
- 141 Years Lease
- 1 mile to East Finchley Tube (Zone 3)
- Ground Rent £336 p.a.
- Large reception with dining area
- Residents Parking
- Chain Free

98 High Road, London, N2 9EB
020 8444 5222

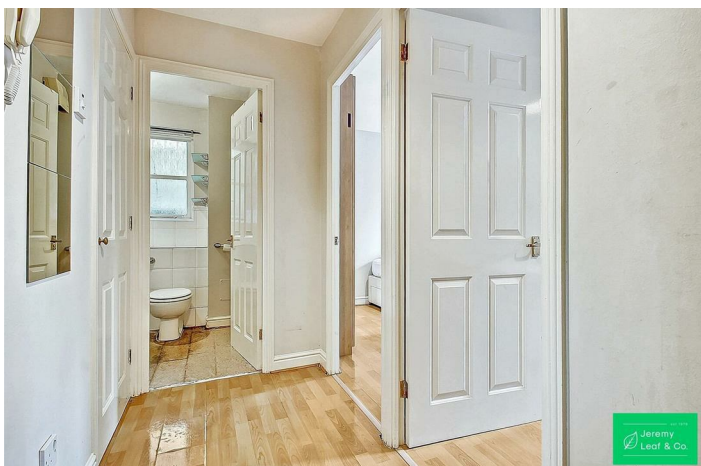
eastfinchley@jeremyleaf.co.uk
<https://www.jeremyleaf.co.uk/>

Simms Gardens, East Finchley, N2 8HT

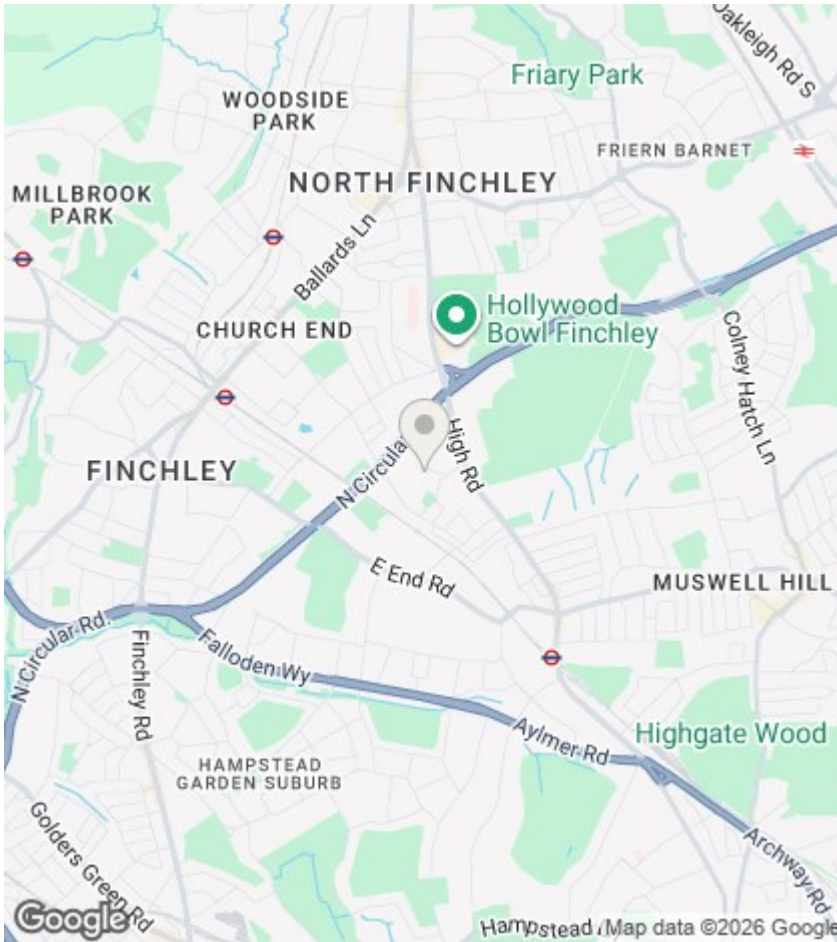
We offer a two bedroom apartment located on the ground floor of this modern build block just off East Finchley High Road. The property offers good-size living space, with 2 double bedrooms and spacious reception with a dining area. Further benefits include residents parking, communal gardens and a long lease. The property is in need of light modernization and offers a blank canvass for the discerning buyer to make their ideal home - ideal for the first time buyer or rental investment. Offered chain free and early viewing is highly recommended.



Council Tax Band: D







Directions

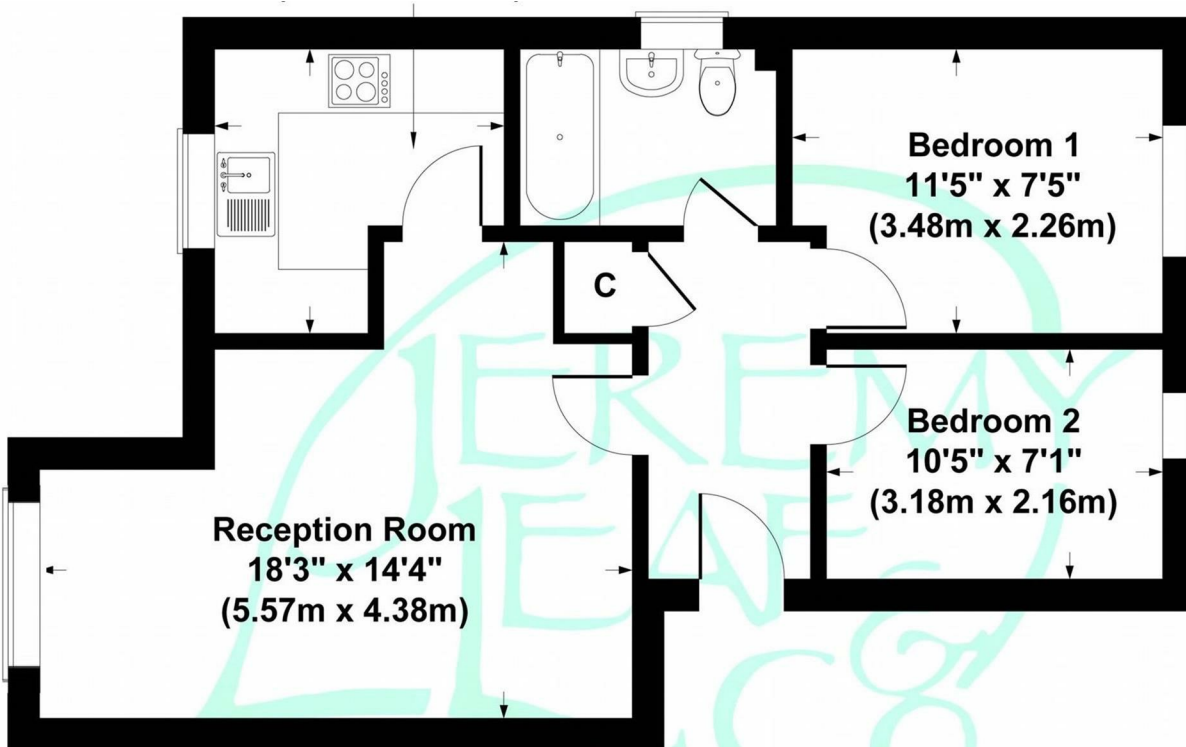
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Simms Gardens, London, N2
 Gross Internal Area 570 sq ft / 53 sq metres