



**The Grange, London**

**£375,000**

- Two double bedrooms
- Modern lounge/diner
- Balcony from bedroom
- 15-minute walk East Finchley tube (Northern Line, Zone 3)

- Top floor apartment
- Fitted kitchen access
- Neutrally decorated

# The Grange, London, N2 8LX

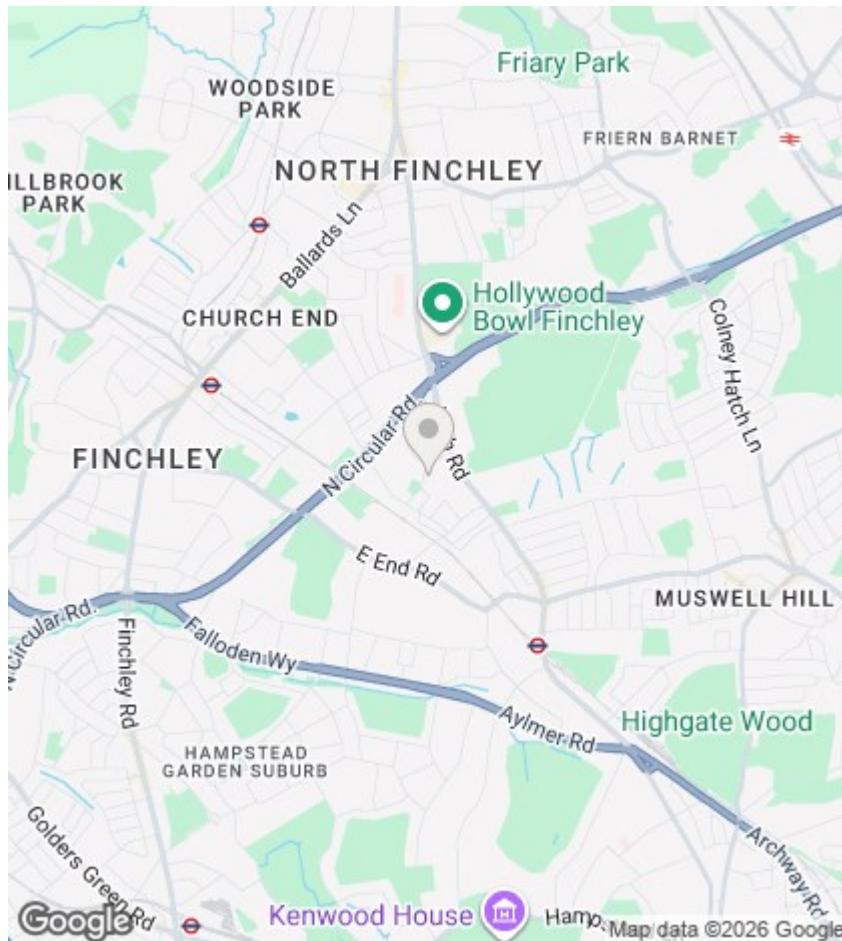
A well-presented two double-bedroom apartment on the third (top) floor of a purpose-built block, just off East Finchley High Road. The property comprises a modern lounge/diner with laminate flooring, a separate kitchen, and two double bedrooms, one of which has access to a large balcony, along with a family bathroom. The apartment is neutrally decorated. It offers convenient access to the A406 and is a short bus ride from East Finchley tube station (Northern Line, Zone 3), or approximately a 15-minute walk. Chain-free and ideal for a first-time buyer.



Council Tax Band: C







## Directions

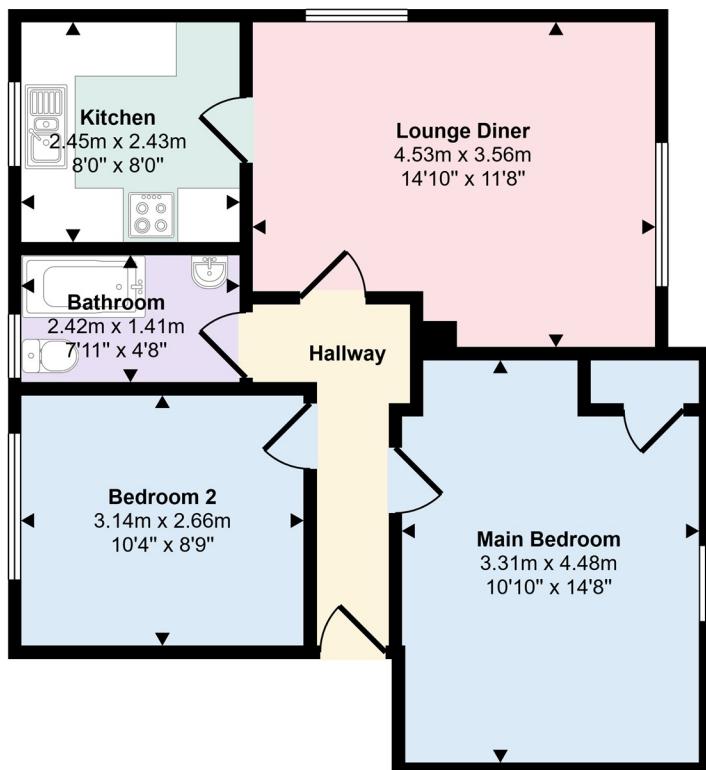
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Floorplan