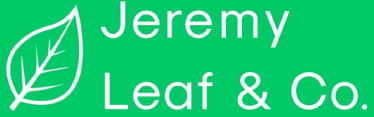


est 1979



Simms Gardens, London

£325,000

- Two bedroom flat
- Spacious reception room
- Ideal for first time buyers
- Ground Rent £335.86 Per Annum
- Close to transport links
- 1 modern bathroom
- Leasehold (139 years remaining)
- Service Charge £2,318 Per Annum
- Car Park at the rear property
- Viewings are highly recommended!

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

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

Simms Gardens, London, N2 8HT

We are happy to offer this two-bedroom flat in East Finchley, which features a well-arranged layout spanning 562 sq ft. It is a solid, honest property that works perfectly whether you are a first-time buyer looking to get on the ladder or an investor seeking a hassle-free rental.

Inside, the flat features a decent-sized living room that is easy to arrange, two double bedrooms with enough space for a home office setup, and a standard, functional bathroom.

Residents also benefit from a convenient communal car park at the rear of the property; while it operates on a first-come, first-served basis, there are consistently spaces available. Financial details based on last year's figures include a service charge of £2,318 per annum and a ground rent of £335.85 per annum.

The location is ideal for daily life. All the independent shops, cafes, and supermarkets along East Finchley High Road are just down the road for your everyday essentials. The property is also well-placed for popular local schools, including Martin Primary School and The Archer Academy.

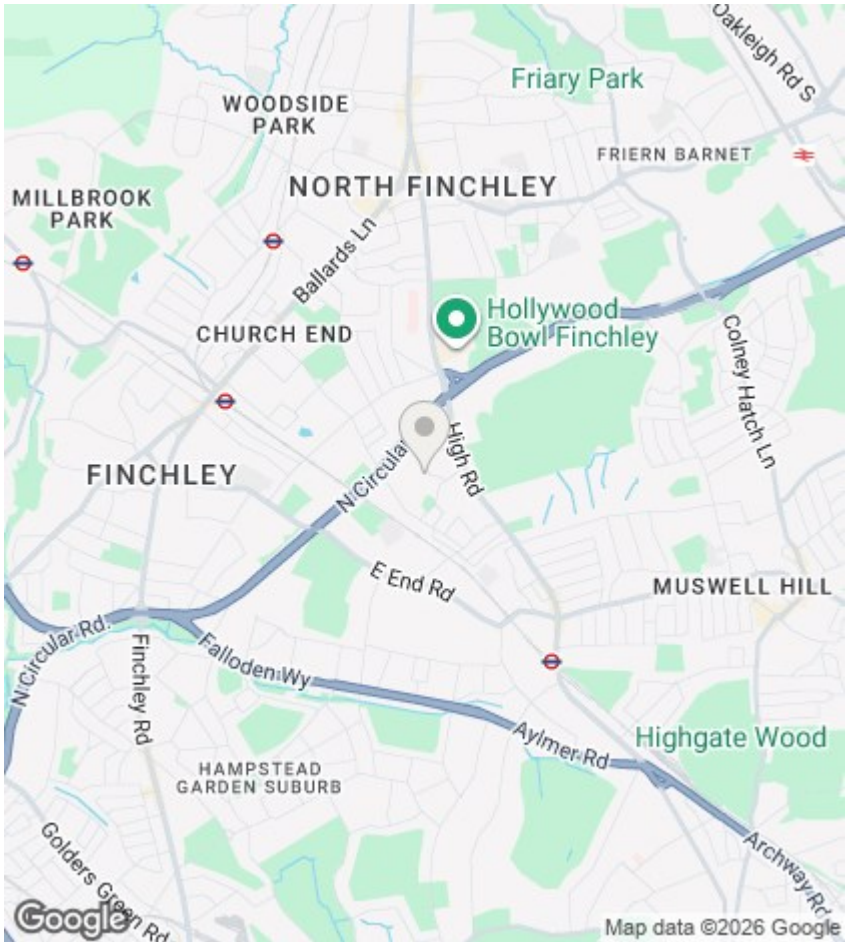
For commuting, Finchley Central station (Northern line) and regular local bus routes are within easy reach, making travel across London completely straightforward.



Council Tax Band: D







Directions

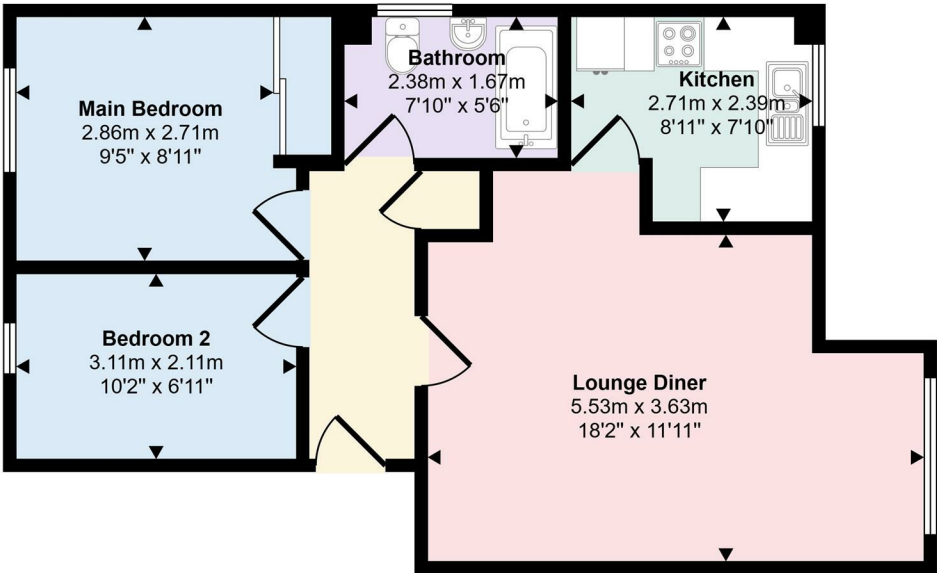
Viewings

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		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
52 sq m / 562 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 may not look like the real items. Made with Made Snappy 360.