



**Cromwell Close, East Finchley, N2 0LL**

**Asking Price: £495,000**

*Leasehold*

## Cromwell Close, East Finchley, N2 0LL

Offered for sale CHAIN FREE, this two bedroom ground floor maisonette with own entrance and private south facing garden is located 10 minutes walk from East Finchley Station.

Accommodation comprises of own entrance to the front, spacious living room, fitted kitchen, two bedrooms and family bathroom. The property benefits from direct access to private south facing garden and spacious front garden.

Cromwell Close conveniently located a 10 minute walk away from East Finchley High Street, with its array of shops, bars and restaurants together with excellent bus links and Zone 3 Northern Line station to the City & the West End.

- **CHAIN FREE GROUND FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **PRIVATE FRONT & REAR GARDENS**
- **LONG LEASE 126 YEARS**
- **OWN ENTRANCE**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **TWO BEDROOMS**
- **NO SERVICE CHARGE**
- **COUNCIL TAX BAND D**



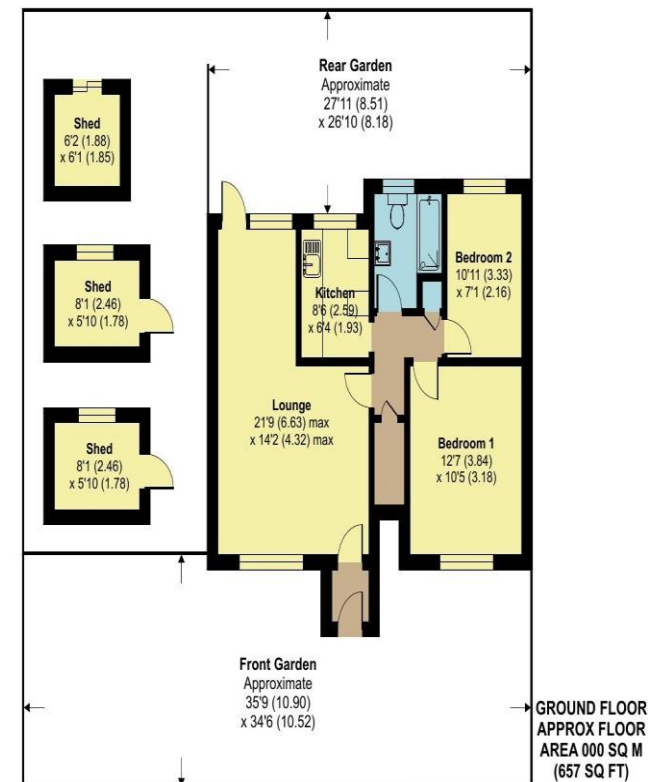
### Cromwell Close, London, N2

Approximate Area = 657 sq ft / 61 sq m

Outbuilding(s) = 130 sq ft / 12.1 sq m

Total = 787 sq ft / 73.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Hunters Property Group. REF: 1073475









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer**

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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