



## SITUATION

Located in this popular tree lined turning off High Road, East Finchley, conveniently situated a short distance from the North Circular Road (A406) and within walking distance of East Finchley Underground Station (Northern Line). The property is well served by a variety of multiple retailers including **Costa, Budgens, Iceland, Tesco Express** and **Caffé Nero** as well as a host of independent traders, coffee shops, restaurants, and the Phoenix Cinema. The property is also located 1 mile away from **Great North Leisure Park** which includes a **David Lloyd Gym** and a **Vue Cinema**.

East Finchley lies approx. 5½ miles north of central London.

## PROPERTY

Forming part of a terraced building comprising an unmodernised **3 Bed Self-Contained Maisonette** on the first floor accessed via its own separate front entrance.

### The maisonette includes:

- A Loft with hatch access.
- Rear external stairs to a Private Rear Garden.
- uPVC Double Glazing
- Gas Central Heating (new boiler installed in February 2023)

## ACCOMMODATION (measurements to maximum points)

### First Floor Maisonette

Bedroom 1	14'2"	×	11'4"
Bedroom 2	11'9"	×	11'4"
Bedroom 3	6'7"	×	6'4"
Living Room	15'5"	×	10'7"
Kitchen	14'5"	×	9'0"
Utility Room	4'9"	×	3'8"
Bathroom/WC	8'1"	×	4'5"

**GIA Approx 765 sq ft Plus Private Rear Garden**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 15th October 1991 (thus having approx. 92 years unexpired) at a fixed ground rent of £20 p.a. PLUS 50% share of the Freehold.**

**The first floor maisonette is offered with Vacant Possession**

**Note 1: No. 80 Leslie Road (2 Bed ground floor maisonette – GIA Approx. 743 sq ft) sold in April 2024 for £575,000.**

**Note 2: Refer to the Auctioneers for the video tour and floor plan of the maisonette.**

# Vacant 3 Bed Maisonette

The Surveyors dealing with this property are  
**Steven Grossman** and **Zac Cheek**

## Vendor's Solicitors

Lease & More Law  
Tel: 07956 448 910 Ref: Stuart Lawrence  
Email: sl@leaseandmorelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

