



# Great North Road, London, N2

Asking Price: £430,000

 Benham  
& Reeves



# Great North Road, London, N2

 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

A bright two double bedroom apartment set on the first floor of this popular purpose-built block. The south facing reception room has picturesque dual aspect views over the communal gardens with the added feature of a Juliet balcony.

The block has recently undergone major upgrades with improved lighting and signage, including the block entrance, new common area windows, intercoms, new flat entrance doors, fire and smoke alarm systems and upgraded electrical supplies.

Enhancements are also to be made to the amenity space area with the creation of a courtyard with additional parking and dedicated secure cycle storage for each flat. Along with plans to upgrade and create a covered refuse area with segregated recycling and general waste sections. All of which will be a significant benefit of an incoming purchaser.

The property is perfectly situated for East Finchley Northern line underground station, restaurants, coffee shops, and boutique independent grocers.

The property is also being offered as chain free





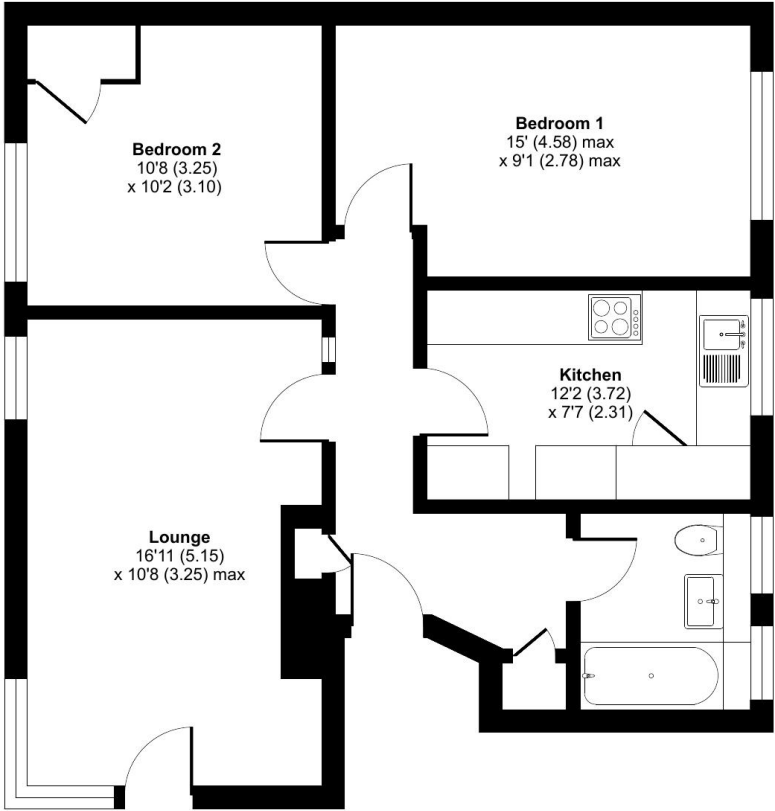
## Property Features:

- Entrance Hall
- Reception Room
- Separate Kitchen
- 2 Double Bedrooms
- Bathroom
- Juliet Balcony
- Off Street Parking (First come first served)
- Extensive Communal Gardens
- Share of Freehold
- Chain free



## Mansfield Heights Great North Road, London, N2

Approximate Area = 658 sq ft / 61.1 sq m  
For identification only - Not to scale



FIRST FLOOR

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 79                      | 80        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| England, Scotland & Wales                          | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Benham & Reeves. REF: 1142091

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £430,000   |
| Tenure:           | Share of Freehold<br>Expires 23/06/2124<br>Approximately 100 Years Remaining |
| Service Charge:   | £1,598.96 (per annum)<br>For the year of 2024                                |
| Anticipated Rent: | £2,000.00 pcm<br>Approx. 5.6% Yield  |

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240030

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W: [www.benhams.com](http://www.benhams.com)

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

