



# Aylmer Road, East Finchley, N2

Asking Price: £595,000

Benham  
& Reeves



# Aylmer Road, East Finchley, N2

🏠 3 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Share of Freehold

This bright, modern and spacious (1041 sq. ft.) 3 bedroom apartment arranged over the first floor of a popular purpose built mansion block. The flat features an impressive 27ft reception room which is ideal for entertaining and opens onto the kitchen which leads to the private balcony overlooking the extensive communal gardens. The main bedroom features a walk-in dressing room and there are two further bedrooms and a four piece family bathroom with a roll-top bath. Off-street parking is available on a first come, first served basis.

The property is perfectly situated for East Finchley and Highgate Northern line (Zone 3) underground stations, Hampstead Heath, Highgate Woods, local restaurants, coffee shops, and boutique independent grocers.

The property is also being offered chain free.

Aylmer Road is situated within close proximity to the heath and the delightful shops and restaurants of Highgate, Hampstead and Temple Fortune. Access to the City and the West End is very convenient via tube or bus.



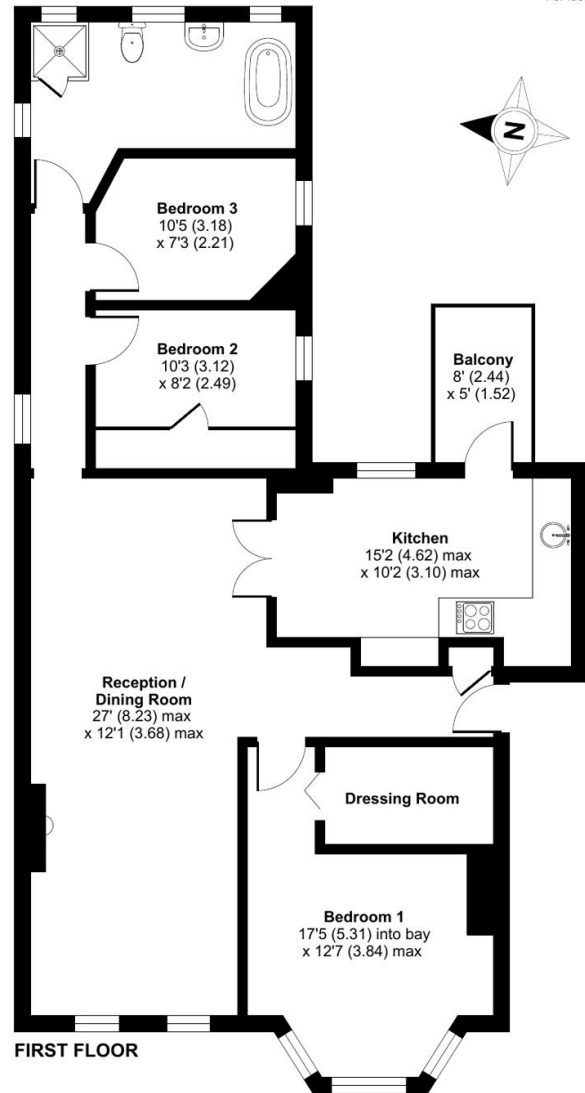


## Property Features:

- Three Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Balcony
- Communal Gardens
- Off Street Parking (First come first served)
- Share of Freehold
- Chain Free

## Manor Court Aylmer Road, London, N2

Approximate Area = 1041 sq ft / 96.7 sq m  
For identification only - Not to scale



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



## Terms & Conditions:

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

Asking Price: £595,000

Tenure: Share of Freehold  
Expires 24/03/2975  
Approximately 950 Years Remaining

Service Charge: £3,324.00 (per annum)

Anticipated Rent: £2,500.00 pcm  
Approx. 5.0% Yield

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240056

T: 020 8341 2335

E: [highgate.sales@benhams.com](mailto:highgate.sales@benhams.com)

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

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