



Denison Close | London | N2

Asking price £425,000 | Leasehold



ADN
RESIDENTIAL

A beautifully presented two-bedroom first-floor apartment, ideally located in Denison Close, N2. Offering approximately 717 sq ft (66.6 sq m) of well-proportioned accommodation, this charming home features two generous bedrooms, a modern separate kitchen, and a spacious living room enhanced by an attractive bay window that fills the space with natural light.

The property further benefits from excellent storage throughout, access to stunning communal gardens, and unreserved off-street parking.

Perfectly positioned, the apartment is just 1.0 mile from East Finchley Underground Station (Northern Line), providing convenient access into Central London, making it an ideal choice for both homeowners and investors alike.

We are obliged under the Estate Agent Act 1979 to inform you that the seller of this property has a personal connection to ADN Residential.

- Two Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Communal Gardens
- Permit Parking

Council Tax Band: D
EPC: C

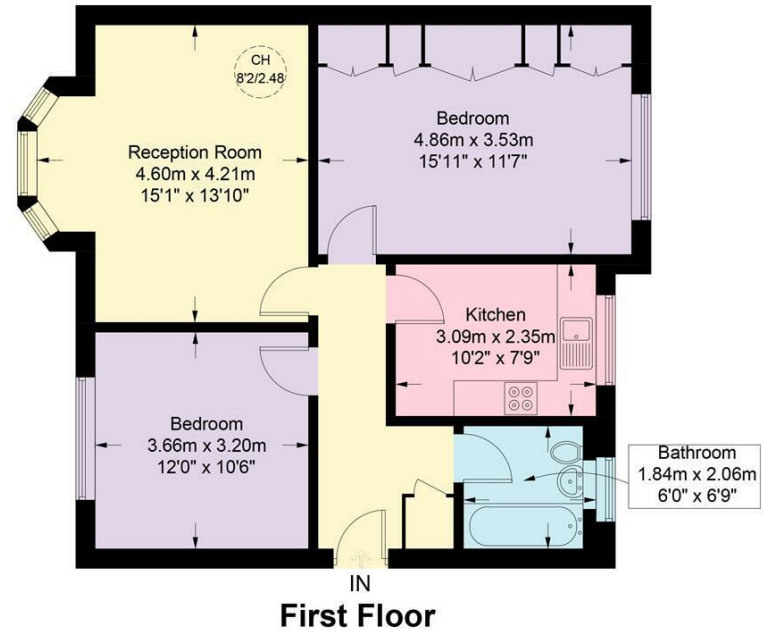
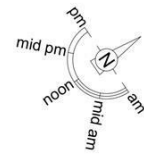




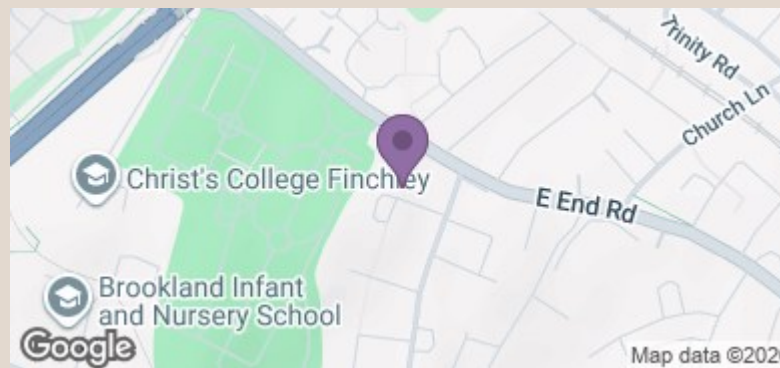


Denison Close, N2

Approximate Gross Internal Area = 717 sq ft / 66.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	

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