



### 3 bed maisonette to buy in N2

Sedgemere Avenue, London, N2 0SY

**£450,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1ST FLOOR MAISONETTE (OWN ENTRANCE)
- ✓ 3 BEDROOMS
- ✓ LOUNGE DINNER LEADING THRU' TO FITTED KITCHEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A well-proportioned 1st floor 3 bedroom maisonette with own private entrance and rear garden. The property was a family home for a little under five years until early 2026 and would now benefit from some updating and cosmetic improvement, offering excellent scope for a purchaser to tailor the property to their own taste and requirements. The property would make an ideal family home or an attractive buy-to-let investment, being conveniently located in this popular residential turning in East Finchley, within easy reach of local shops, amenities and transport links. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 109

Price: Starting Bid £450,000

Property Type: Maisonette

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

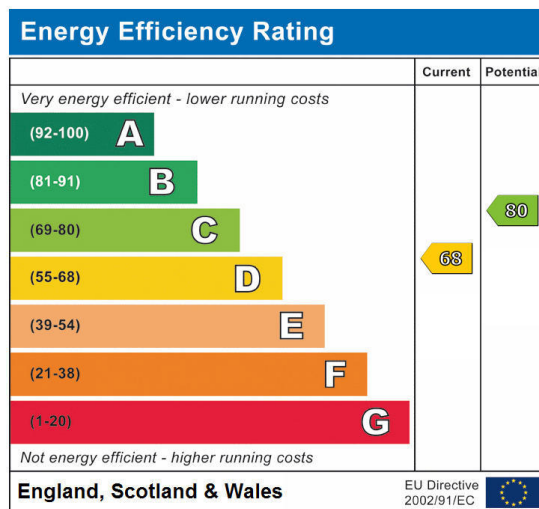
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Sedgemere Avenue, London, N2 0SY

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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