Etchingham Park Road, Finchley, N3

2 Bedrooms 1 Bathroom 1 Reception

Guide Price £425,000

Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

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Key Features

- Two Double Bedrooms
- Second Floor Apartment
- Chain Free
- Balcony
- Garage
- Communal Gardens

Other Information

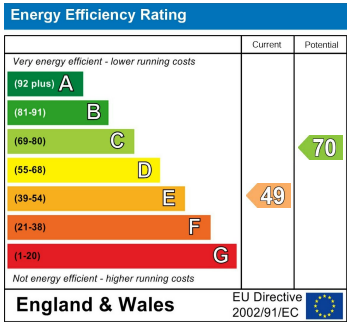
Tenure: Leasehold
Length of Lease: 965 Years
Ground Rent: Nil
Service Charge: £1,922.00 P/A
Council Tax Band: E

Nearest Stations

West Finchley Station	0.2 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.7 miles

Property Description

Situated in this popular tree-lined turning off Ballards Lane and only moments from Victoria Park is this well-presented two double bedroom top floor apartment, offered to the market chain free. The property features a bright 18'2 reception room with access to a private balcony, a separate fitted kitchen, two generous bedrooms, a three-piece bathroom, and ample storage. Further benefits include a long lease of 900+ years, a garage, and residents' parking. Ideally located within walking distance of North Finchley and Finchley Central amenities, as well as Finchley Central and West Finchley Underground Stations (Northern Line), this property is perfect for first-time buyers or buy-to-let investors. To fully appreciate the size, location, and potential, an internal viewing is highly recommended via the vendors' sole agent Adam Hayes Estate Agents.



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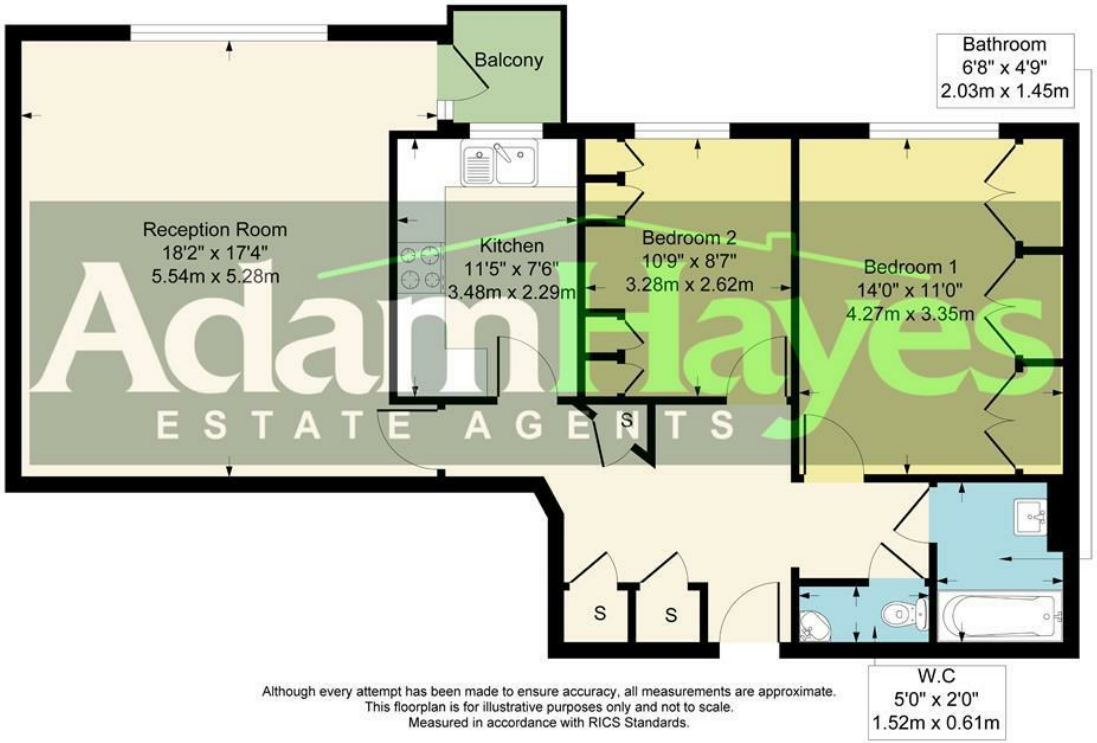
Approximate Gross Internal Area

827 sq ft- 77 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.