



Hutton Grove, North Finchley N12

£1,900 Per Month

 2 Bedrooms  1 Bathroom  1 Reception



Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Hutton Grove, North Finchley N12

£1,900 Per Month

2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Spacious first-floor two-bedroom apartment
- Located in the sought-after area of North Finchley
- Bright and well-proportioned living accommodation
- Modern fitted kitchen with contemporary finishes
- Well-maintained throughout and presented in excellent condition
- Communal gardens, ideal for outdoor relaxation
- Communal parking for residents
- Excellent transport links, including nearby Northern Line stations and bus routes
- Conveniently located close to local shops, cafés and amenities

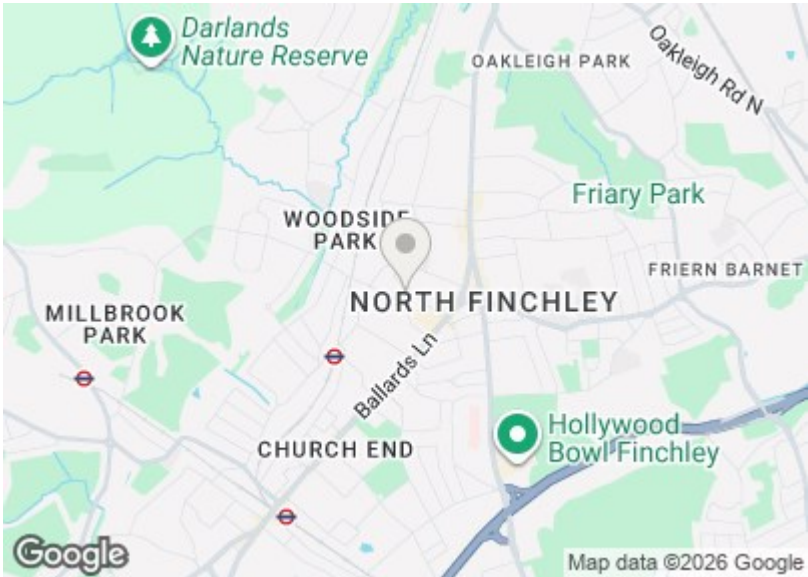
Nearest Stations

- Woodside Park Station - 0.5miles
- West Finchley Station - 0.5 miles

Other Information

Council Tax Band: C
Long-term occupancy preferred.
Deposit: £2,190

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Property Description

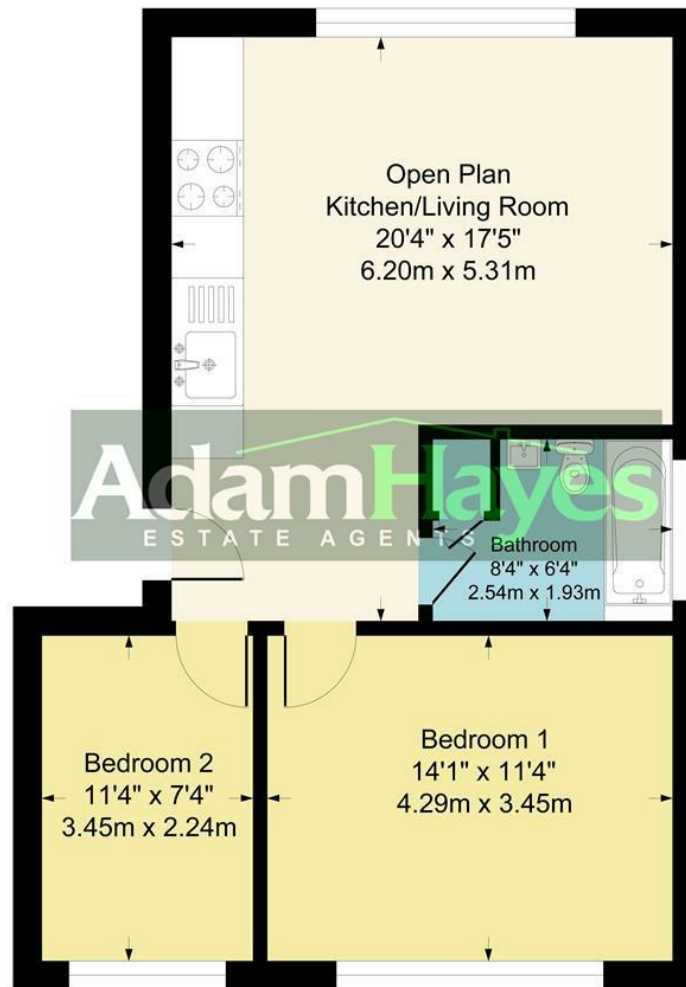
A well-presented first floor, two-bedroom apartment, ideally situated in a popular residential location in the heart of North Finchley. The property offers bright and spacious accommodation comprising a generous open-plan reception room with a modern fitted kitchen, providing an excellent space for both relaxing and entertaining. There are two well-proportioned bedrooms, a contemporary bathroom and ample storage throughout. Large windows allow for plenty of natural light, while the property is offered in good decorative order. Further benefits include double glazing, gas central heating, well-maintained communal gardens and residents' parking (subject to availability/permit, if applicable). Conveniently located within easy reach of North Finchley High Road, the property is close to an excellent selection of shops, cafés, restaurants and supermarkets, as well as Woodside Park Underground Station (Northern Line), providing easy access into Central London. A range of local parks and recreational facilities are also nearby.

Early viewing is highly recommended to avoid disappointment.

Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area
56.7 sq ft - 611 sq m



First Floor

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.