



Hutton Grove, North Finchley, N12

Guide Price £300,000

 1 Bedroom  1 Bathroom  1 Reception








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

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## Key Features

- One Double Bedroom
- Top Floor Apartment
- Approx. 15ft Reception
- Juliette Balcony
- Double Glazed Windows
- Allocated Parking

## Other Information

Tenure: Leasehold  
Length of Lease: 95 Years  
Years Ground Rent: £100.00 P/A  
Service Charge: £1,392.00 P/A  
Council Tax Band: C



## Nearest Stations

Woodside Park Station 0.3 miles  
West Finchley Station 0.4 miles  
Finchley Central Station 1.0 miles

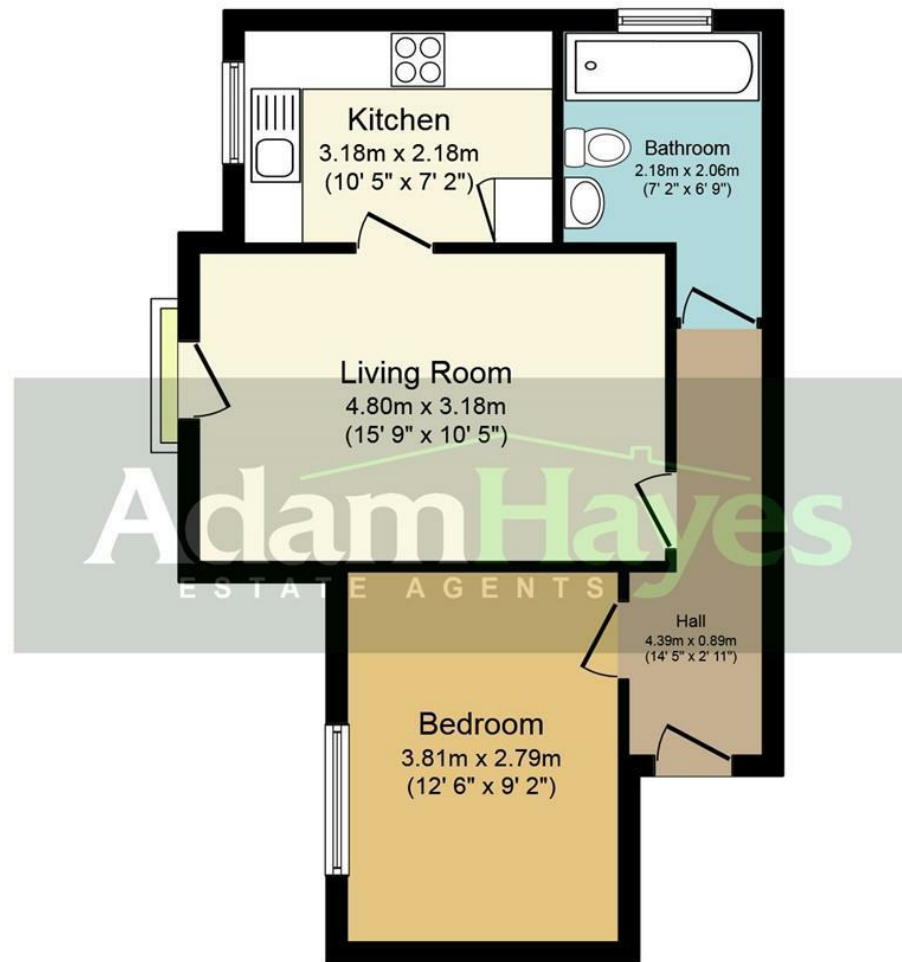
## Property Description

Situated just off Ballards Lane and within walking distance to West Finchley Tube Station is this one double bedroom top floor (second floor) apartment. The property is located in a purpose built block and benefits from an approx. 15'9ft reception room, a modern fitted kitchen, a three piece bathroom suite, a Juliette balcony, ample storage, gas central heating, double glazed windows throughout and allocated parking,. However to really appreciate the size, location and condition, an internal viewing is highly recommended through the vendors sole agents Adam Hayes Estate Agents.

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		
75		77
England & Wales		EU Directive 2002/91/EC

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## Floor Plan

Total floor area 44.4 sq. m. (478 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.