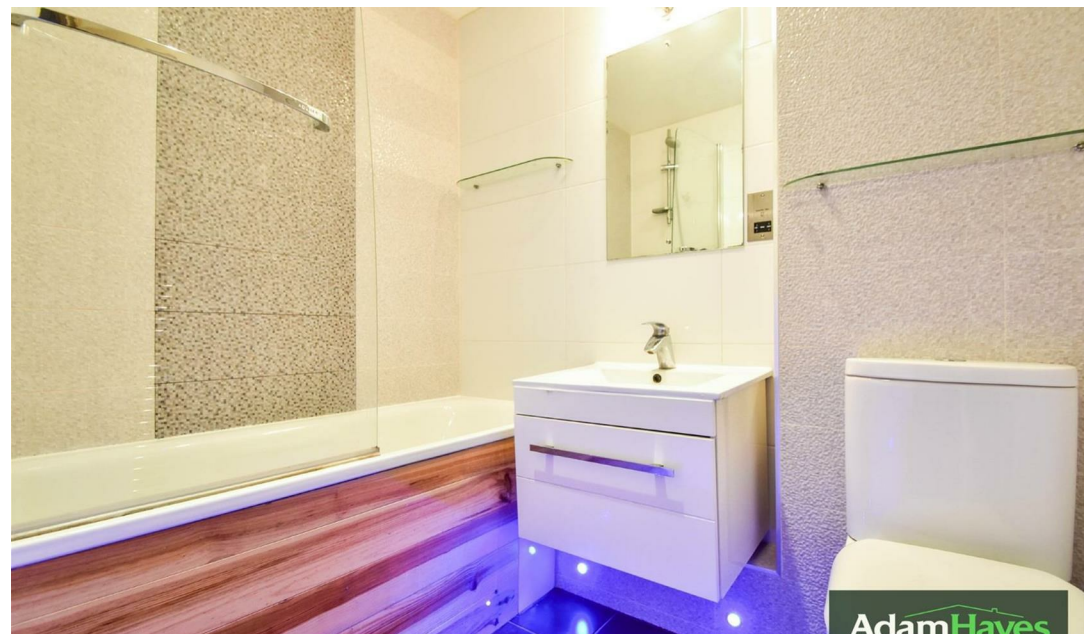
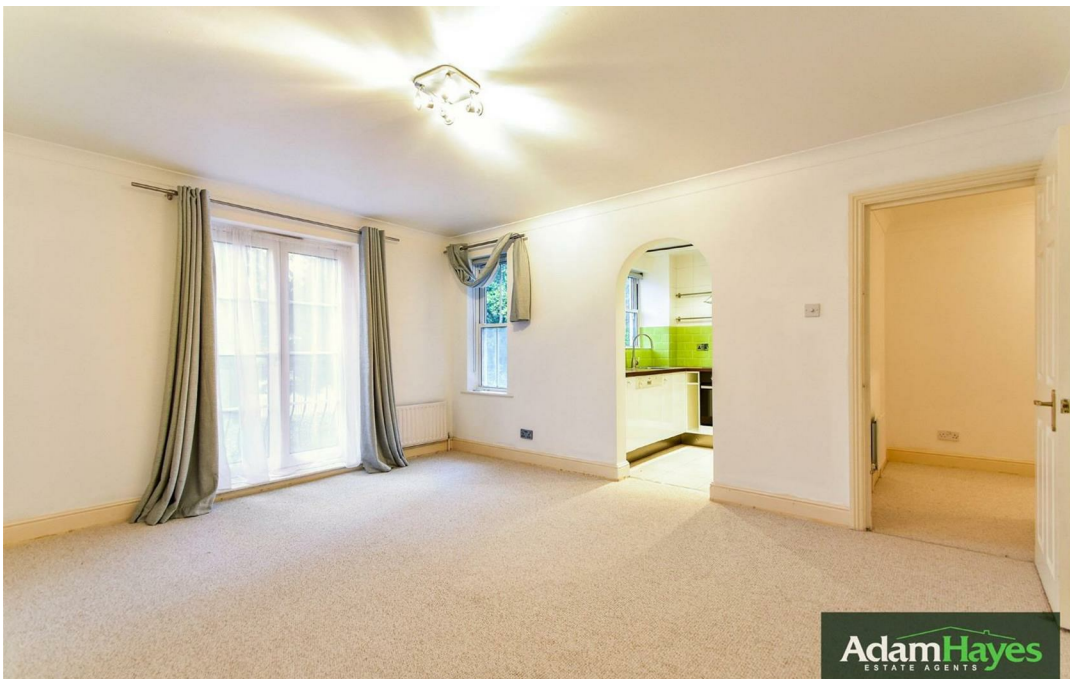




Woodside Avenue, North Finchley, N12

 1 Bedroom  1 Bathroom  1 Reception

£1,550 PCM



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

Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Woodside Avenue, North Finchley, N12

## £1,550 PCM

1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Bedroom Apartment
- Popular Block
- Approx. 15ft Reception
- Modern Kitchen
- Allocated Off Street Parking
- Juliet Balcony
- Close to Tube, Shops and Parks

### Nearest Stations

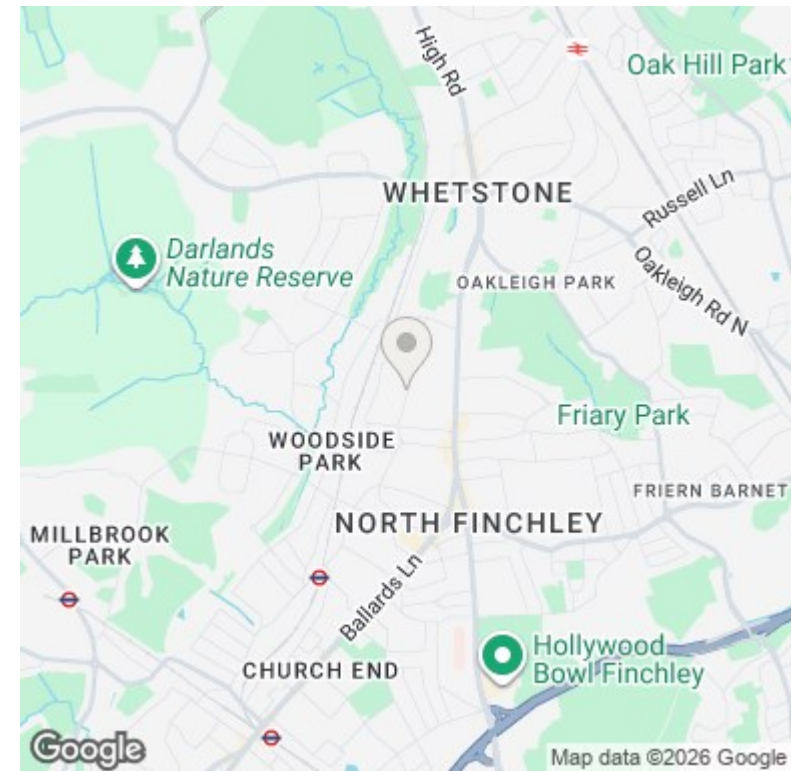
Woodside Park Station	0.4 miles
Totteridge & Whetstone Station	0.6 miles
West Finchley Station	0.9 miles

### Property Description

A beautiful one bedroom first floor purpose built apartment situated in this sought-after development, ideally positioned within easy reach of Woodside Park Underground Station (Northern Line), a variety of local amenities, parks and walking trails. The property benefits from an approximately 15ft reception room, a Juliet balcony, a modern kitchen and bathroom, video entry phone system, allocated off-street parking for one car and gas central heating. North Finchley High Road is also close by, providing a vibrant selection of boutique shops, cafés, patisseries, restaurants, and gastro pubs. To really appreciate the size, location and condition, an internal viewing is highly recommended via the landlord's sole agent, Adam Hayes Estate Agents.

### Other Information

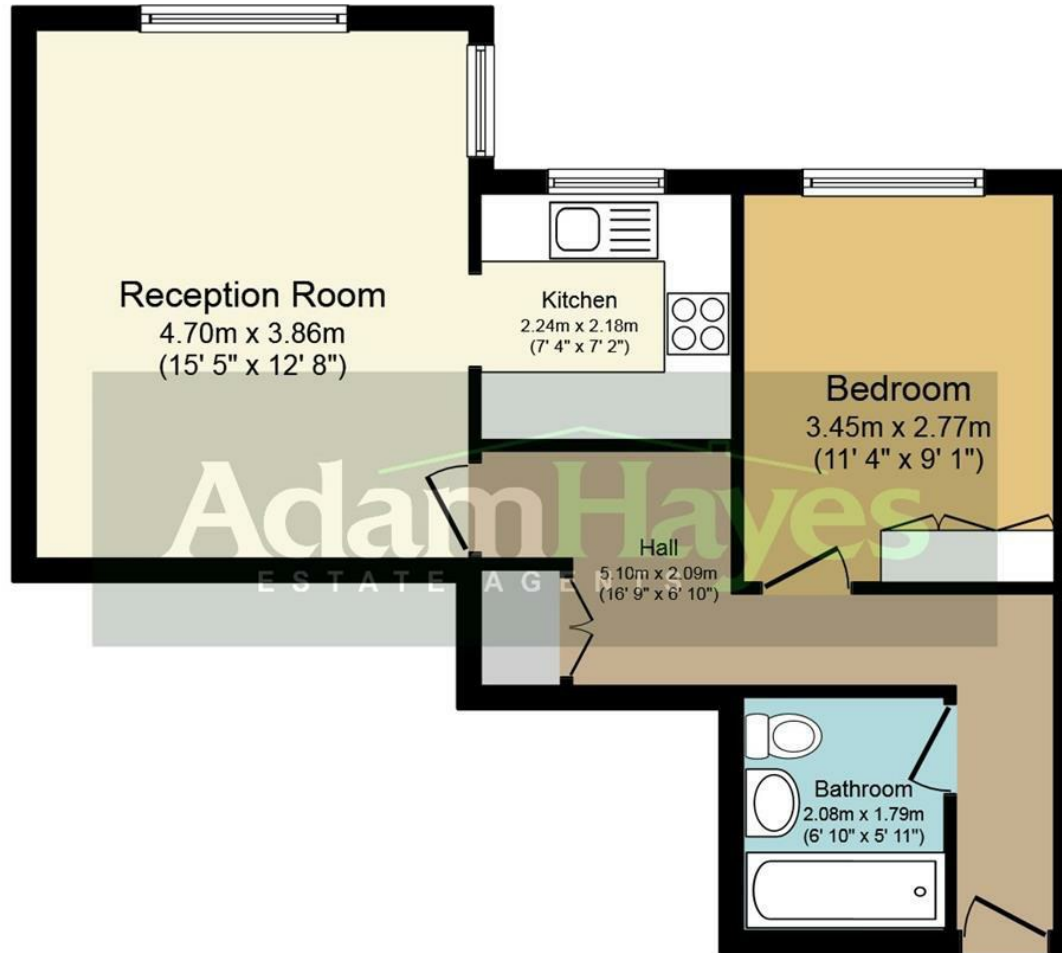
Council Tax Band: E  
Length of Tenancy: Long Let  
Deposit: £1,788



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	

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## Floor Plan

Total floor area 47.0 sq. m. (506 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.