



Montrose Crescent, North Finchley, N12

£435,000

 2 Bedrooms  1 Bathroom  1 Reception





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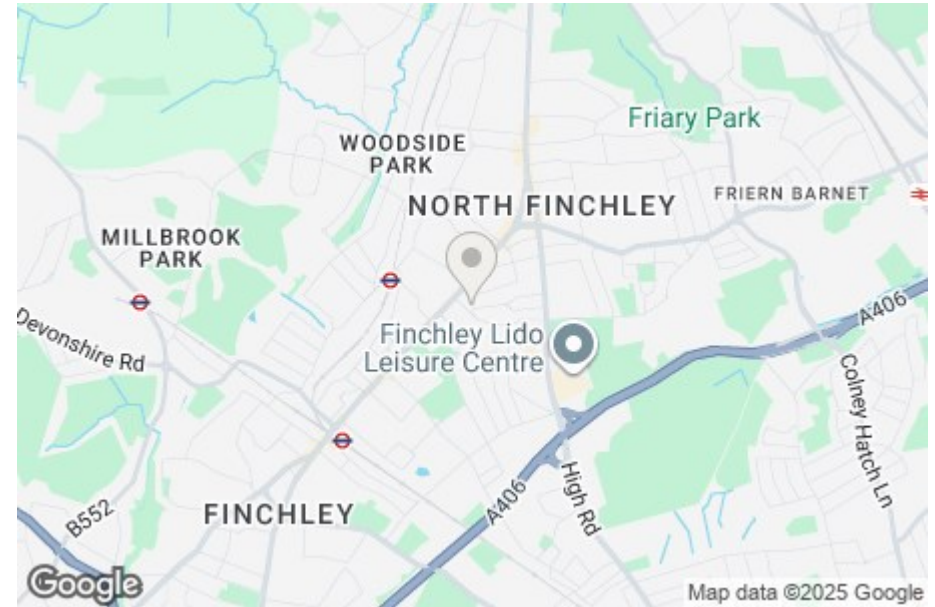
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## Key Features

- Two Double Bedrooms
- First Floor Apartment
- Fitted Kitchen
- Balcony
- Close to Local Amenities
- Double Glazing

## Other Information

Tenure: Leasehold  
Length of Lease: 107 Years  
Ground Rent: £7.00 P/A  
Service Charge: £2,200.00 P/A  
Council Tax Band: C



## Nearest Stations

West Finchley Station	0.5 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.9 miles

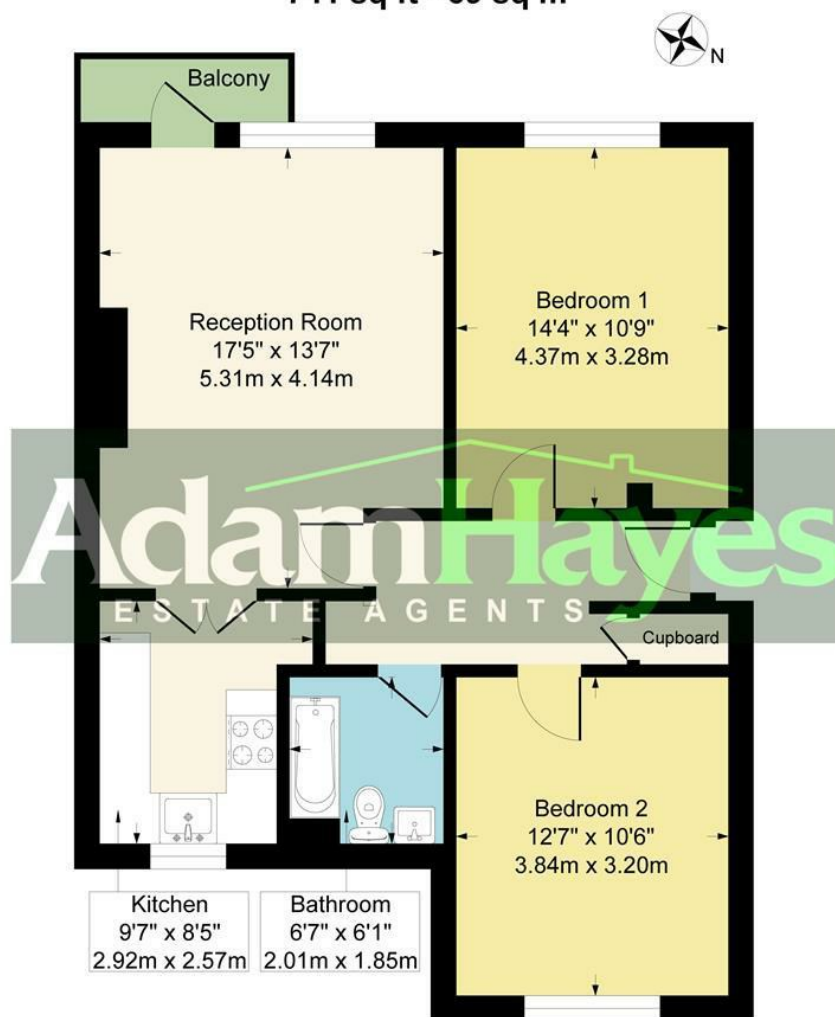
## Property Description

Situated off Ballards Lane and within a short walk to local shops, amenities, and Victoria Park is this two double bedroom first floor apartment. The property features an approx. 17'5ft reception room with a balcony, two generously sized bedrooms, a separate fitted kitchen, and a three-piece bathroom. This home is ideal for First Time Buyers or Buy to Let investors and further benefits from close proximity to both West Finchley and North Finchley's high streets. To truly appreciate the size, location, and condition of the property, an internal viewing is highly recommended through the vendors' sole agents, Adam Hayes Estate Agents.

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**Approximate Gross Internal Area  
741 sq ft - 69 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.