



High Road, North Finchley, N12

2 Bedrooms 1 Bathroom 1 Reception

Guide Price £200,000



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

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Key Features

- Two Double Bedrooms
- First Floor Apartment
- Modern Kitchen
- Ample Storage
- Fantastic Location
- Short Walk to Blacketts Brook

Other Information

Tenure: Leasehold
Length of Lease: 41 Years
Ground Rent: £24.00 P/A
Service Charge: £1,191.00 P/A
Council Tax Band: C



Nearest Stations

Woodside Park Station	0.3 miles
West Finchley Station	0.8 miles
Totteridge & Whetstone Station	0.8 miles

Property Description

*** 41 Year lease *** Located in this highly sought-after area with convenient access to both North Finchley and Whetstone High Roads, this well-presented two double bedroom first floor apartment is set within a purpose-built block. The property offers an approximately 18ft reception room, a separate modern fitted kitchen, and ample storage throughout.

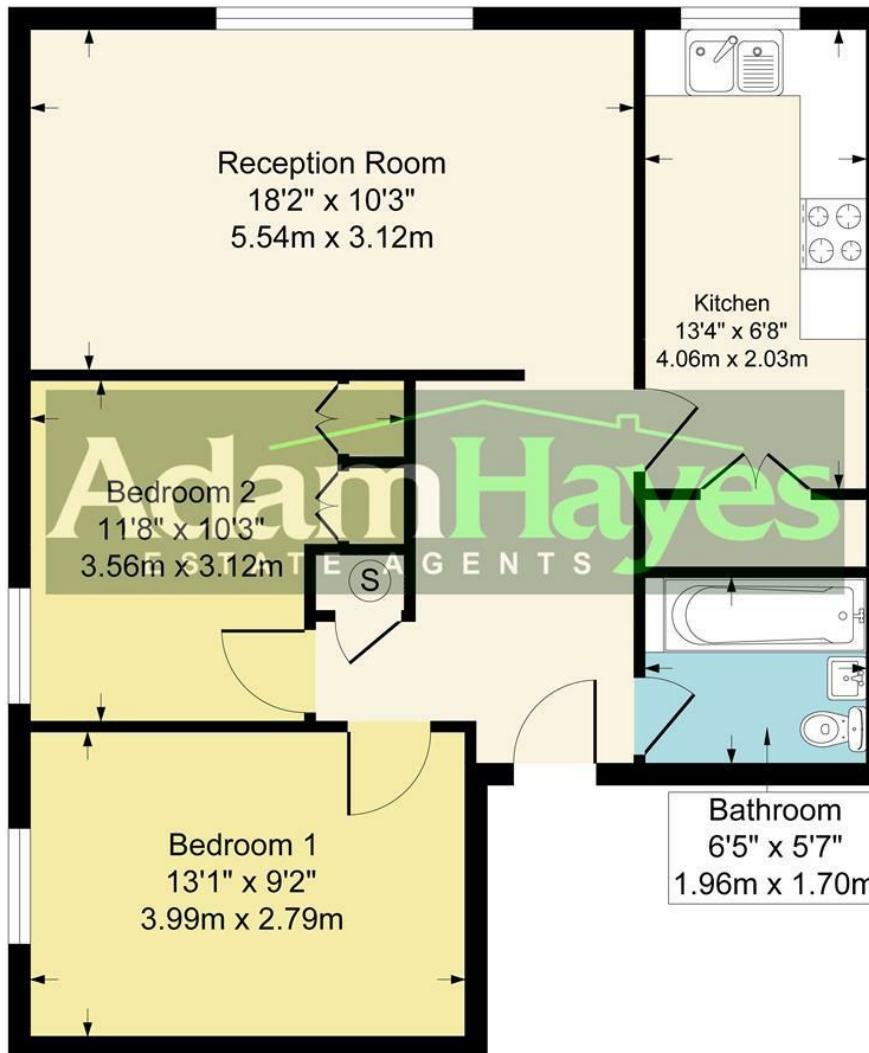
Ideally suited to investors or cash buyers, this apartment provides an excellent opportunity in a prime location. To fully appreciate the size, condition, and setting of the property, an internal viewing is strongly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	75
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
664 sq ft - 62 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.