



Woodside Park Road, Woodside Park, N12

 1 Bedroom  1 Bathroom  1 Reception

Guide Price £365,000



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

- One Double Bedroom
- Duplex Conversion
- Open Plan Kitchen
- Period Building
- Off Street Parking
- Short walk to Woodside Park Station

## Other Information

Tenure: Share of Freehold  
Length of Lease: 250 Years  
Ground Rent: TBC  
Service Charge: TBC  
Council Tax Band: D



## Nearest Stations

Woodside Park Station 0.2 miles  
West Finchley Station 0.7 miles  
Totteridge & Whetstone Station 0.9 miles

## Property Description

Situated in the Heart of North Finchley and within an attractive period building is this deceptively spacious and bright one bedroom duplex conversion. The property offers an approximately 18ft Kitchen diner, a family bathroom. Further benefits include, off street parking, a newly extended lease and is being sold chain free. Situated just moments from a variety of local shops, amenities, and convenient transport links, including Woodside Park Underground Station and North Finchley's High Road. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors main 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			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
795 sq ft - 74 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.