



Kingsway, North Finchley, N12

2 Bedrooms 1 Bathroom 1 Reception

OIEO £400,000



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

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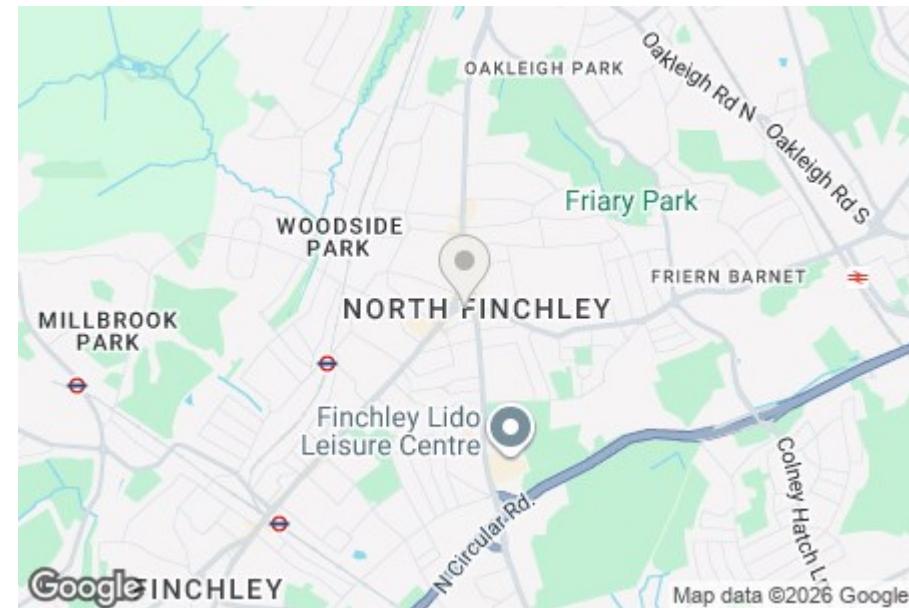
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Two Bathrooms (One En-Suite Shower)
- Eighth Floor Luxury Apartment
- Dining Area
- Modern Kitchen
- Underground Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 102 Years  
Ground Rent: £200.00 P/A  
Service Charge: £5,659.00 P/A  
Council Tax Band: D



### Nearest Stations

Woodside Park Station 0.5 miles

West Finchley Station 0.5 miles

Finchley Central Station 1.1 miles

### Property Description

Situated on the eighth floor of this lift-serviced development is this well-presented two bedroom, two bathroom purpose-built apartment, benefitting from a 24-hour concierge service and underground parking. The property offers bright and spacious accommodation including an impressive 25ft reception room with a modern open-plan fitted kitchen, access to a covered private balcony, and stylish laminated wooden flooring throughout. The principal bedroom benefits from an en-suite shower room, while a further contemporary family bathroom serves the second bedroom.

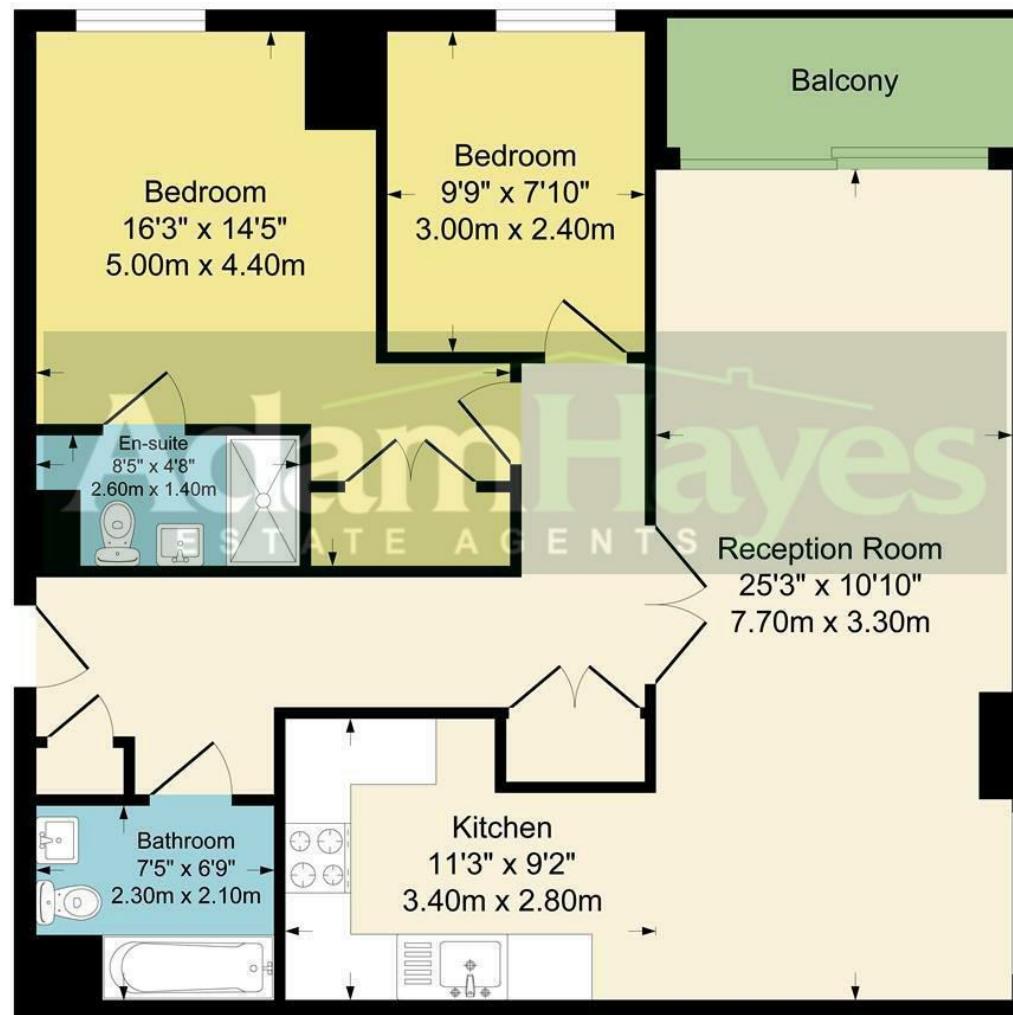
Additional features include a secure entry system, lift access, and a high-quality contemporary finish throughout. Ideally located within moments of a wide range of amenities including Aldi, Waitrose, independent cafés, restaurants, and shops, as well as West Finchley Underground Station and several popular local parks. This apartment is ideal for professionals, first-time buyers, or investors seeking modern living in a convenient and well-connected location. To really appreciate the size, condition and location an internal viewing is highly recommended via 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		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area  
813 sq ft - 76 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.