



Torrington Park, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £340,000



Adam Hayes - North Finchley Office - Sales 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)

# Torrington Park, North Finchley, N12

## OIEO £340,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- First Floor Apartment
- Seperate Modern Kitchen
- Chain Free
- Newly Refurbished
- Off Street Parking

### Other Information

Tenure: Share of Freehold  
Length of Lease: 974 Years  
Ground Rent: Nil  
Service Charge: £7,200.00  
Council Tax Band: C




### Nearest Stations

Woodside Park Station 0.7 miles  
New Southgate Station 0.9 miles  
West Finchley Station 0.9 miles

### Property Description

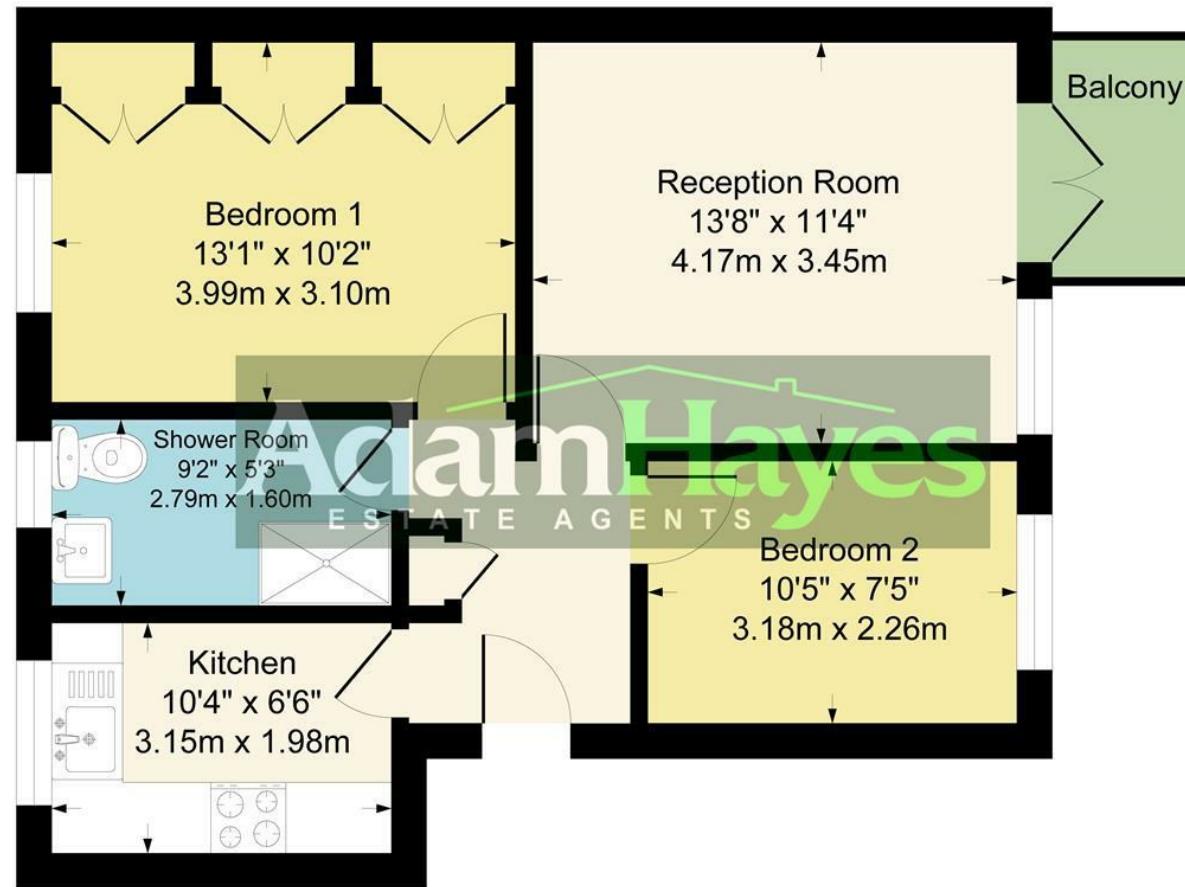
Situated in this popular turning off Torrington Park and within a short walking distance of Friary Park and North Finchley High Road is this two double bedroom first floor apartment. The property is offered on a chain free basis and has been newly refurbished, benefitting from an approx. 13'8 ft reception room filled with natural light, a balcony, a separate modern kitchen, fitted wardrobes in the main bedroom and a contemporary three piece shower room. Other notable features include a share of freehold, ample storage, double glazed windows, gas central heating, a use of communal gardens and off street parking. This property presents an excellent opportunity for first-time buyers or buy-to-let investors and residents will also benefit from its close proximity to a variety of shops and amenities, ensuring all daily needs are conveniently met. To really appreciate the size, location and potential 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			
<b>England &amp; Wales</b>		71	77
		EU Directive 2002/91/EC 	

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

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

**Approximate Gross Internal Area  
560 sq ft - 52 sq m**



**First Floor**

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.