





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

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## £450,000

 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

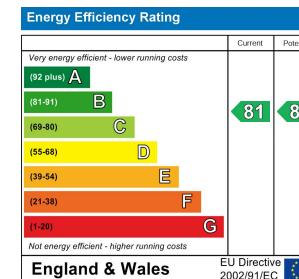
- Two Bedrooms
- Two Bathrooms
- First Floor
- 17ft Reception Room
- Parking
- Communal Gardens

### Other Information

Tenure: Leasehold - Share of Freehold  
Length of Lease: n/a  
Ground Rent: n/a  
Service Charge: n/a  
Service Review Period: n/a  
Council Tax Band: F

### Nearest Stations

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### Property Description

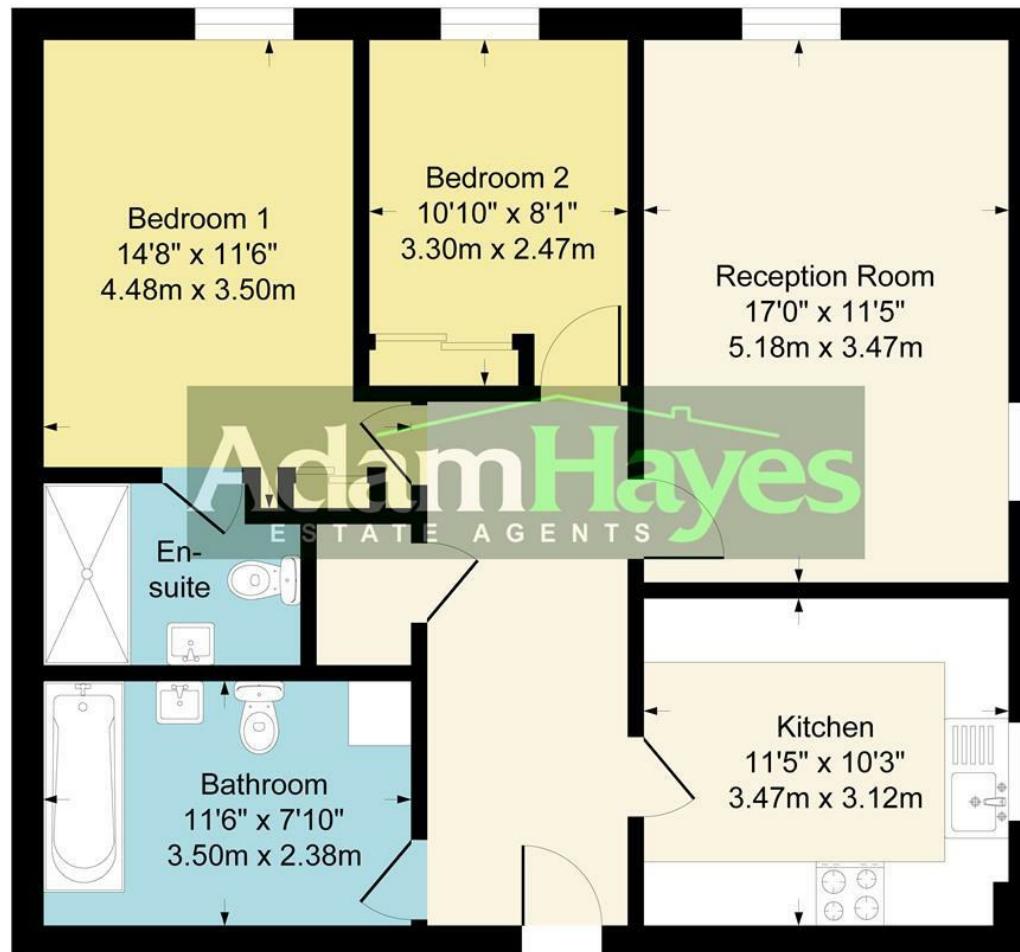
A spacious two double bedroom, two bathroom first floor apartment, ideally located within walking distance of the High Road and Woodside Park Underground Station. Set within a small, well-maintained block on the desirable Woodside Grange Road, the property benefits from allocated off-street parking and pleasant leafy outlooks.

The accommodation comprises a bright and generous reception room with space for dining, a separate fitted kitchen with ample storage and worktop space, two double bedrooms with fitted wardrobes, and two recently refurbished bathrooms (including an en-suite). Further benefits include lift access, a recently replaced roof with a 20-year guarantee, and excellent transport links including the M1 and A406. To really appreciate the location, size and condition, an internal viewing is highly recommended via the vendors sole agents, Adam Hayes Estate Agents.

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Approximate Gross Internal Area  
797 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.