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# Torrington Park, North Finchley, N12

Guide Price £425,000

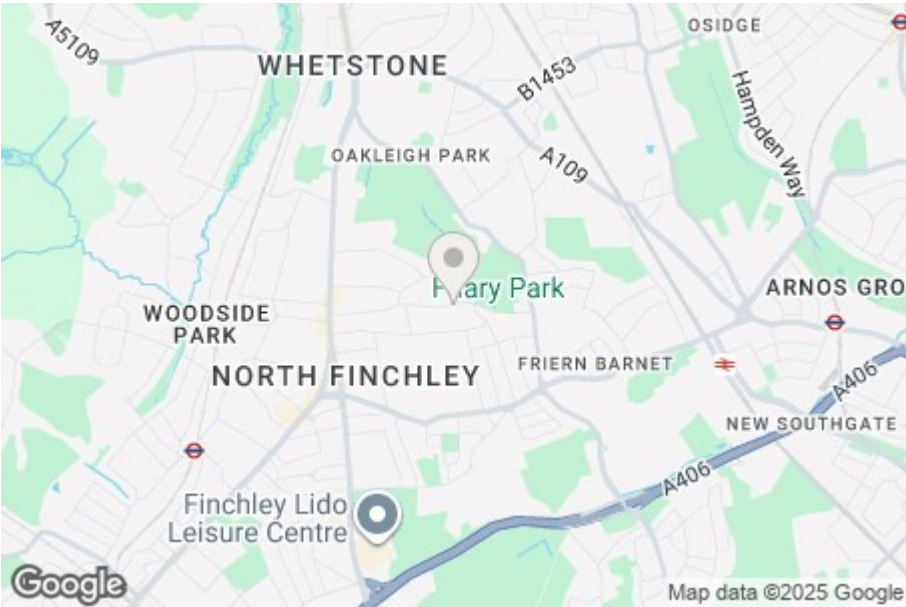
 2 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Two Bedrooms
- Ground Floor Maisonette
- Private Garden
- Modern Kitchen with Breakfast Bar
- Gas Central Heating
- Private Parking & Single Garage

## Other Information

Tenure: Leasehold - Share of Freehold  
Length of Lease: 900+ Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: D



## Nearest Stations

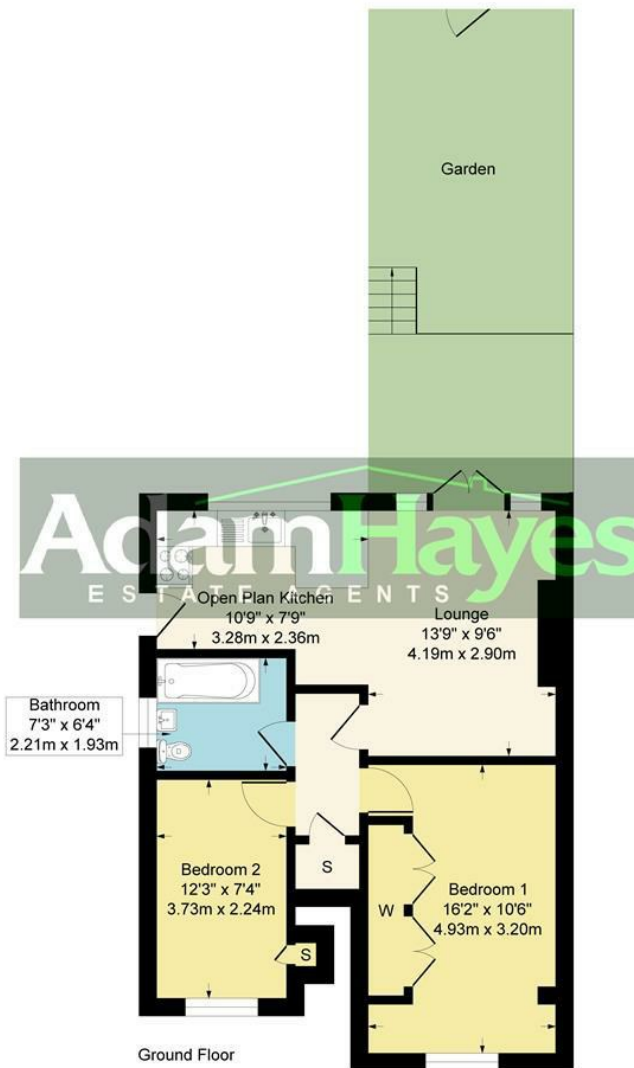
|                       |           |
|-----------------------|-----------|
| Woodside Park Station | 0.7 miles |
| New Southgate Station | 0.9 miles |
| West Finchley Station | 0.9 miles |

## 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 bedroom ground floor maisonette. The property features an approx. 13ft reception with direct access to a generous private garden, a modern fitted kitchen with a breakfast bar and side access to the garden, fitted wardrobes in the main bedroom, a modern three piece bathroom suite and ample storage. Other notable benefits include double glazed windows throughout, gas central heating, a private parking space to the rear and a garage. 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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Approximate Gross Internal Area  
617 sq ft - 57 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.