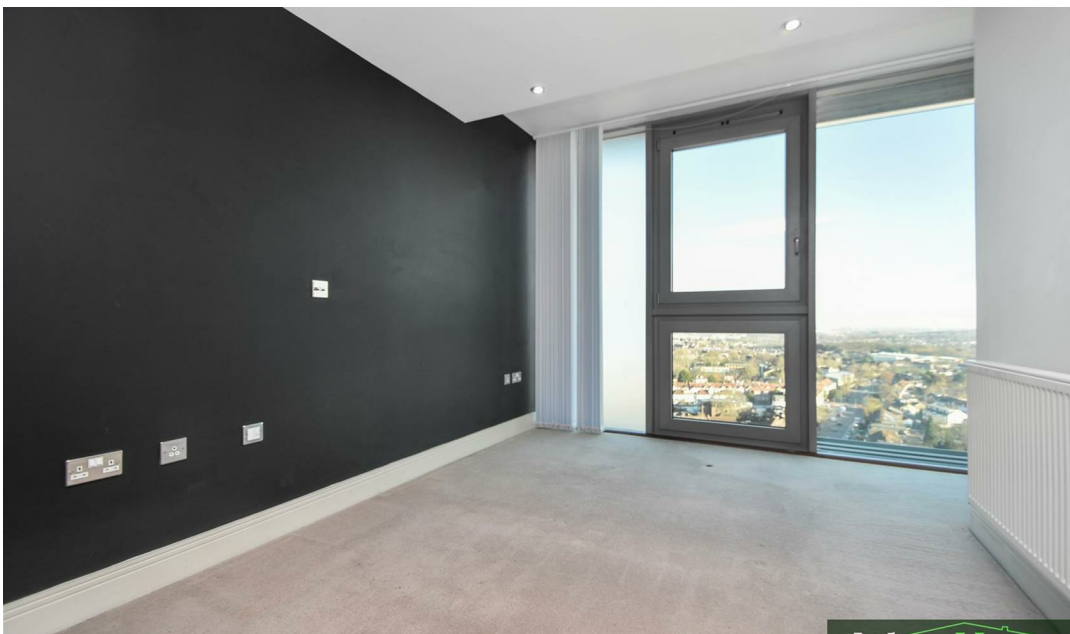




Kingsway, North Finchley, N12

 2 Bedrooms  2 Bathrooms  1 Reception

Guide Price £475,000



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)

# Kingsway, North Finchley, N12

## Guide Price £475,000

 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedroom Penthouse Apartment
- Two Bathrooms
- Balcony With Panoramic Views
- Modern Open Plan Kitchen
- 20ft Reception
- X2 Underground Parking Spaces

### Other Information

Tenure: Leasehold  
Length of Lease: 102 Years  
Ground Rent: £300.00 P/a  
Service Charge: £5,659.24 P/a  
Council Tax Band: F




### Nearest Stations

Woodside Park Station	0.5 miles
West Finchley Station	0.5 miles
Finchley Central Station	1.0 miles

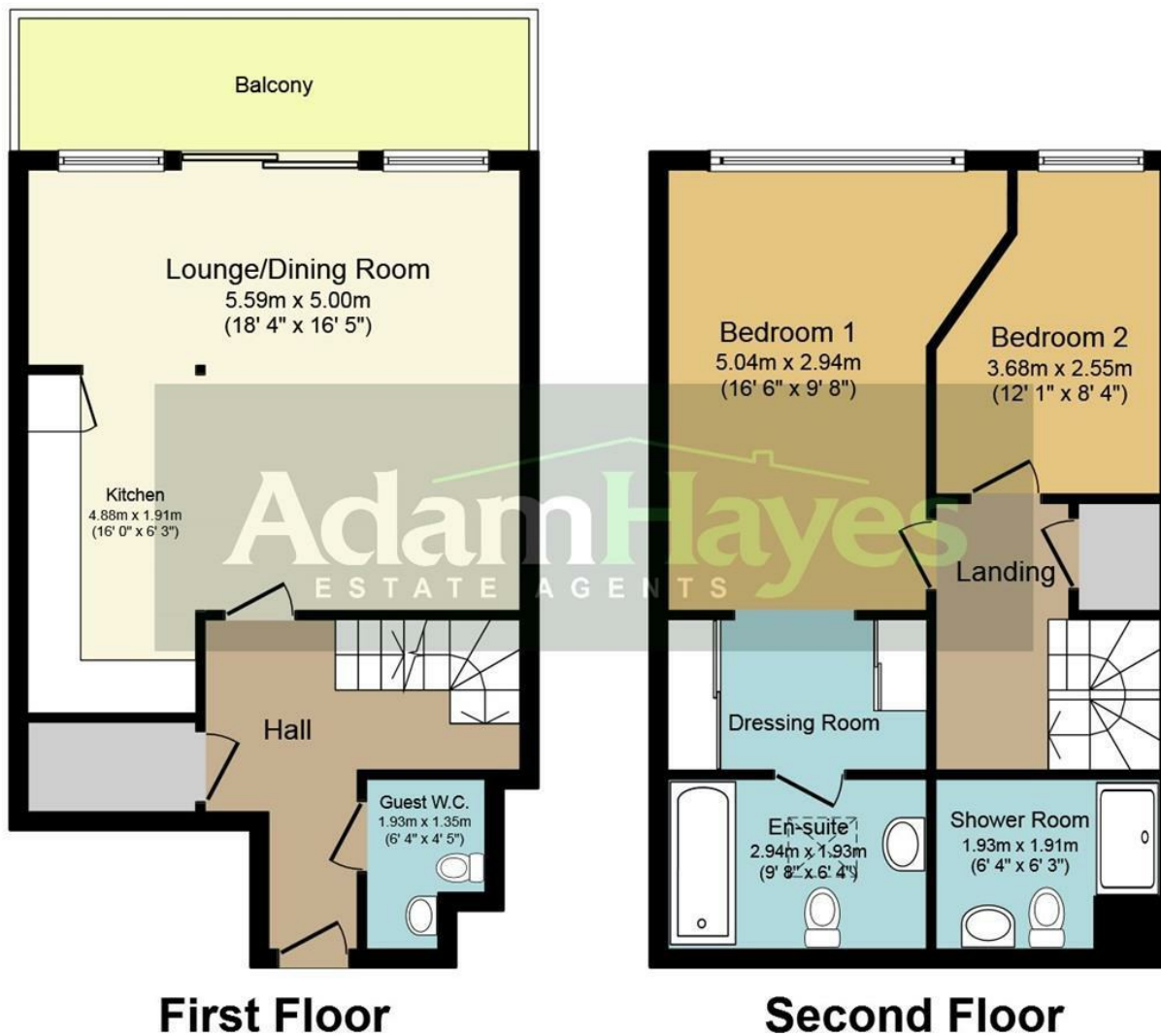
### Property Description

An exquisite two-bedroom duplex penthouse apartment, nestled within the highly sought after development at the heart of Tally Ho. This prime location provides easy access to local shops, excellent transport facilities, and a plethora of amenities. Spanning two impeccably designed floors, this residence offers a seamless blend of comfort and sophistication. At the heart of this penthouse is the lovely reception area which spans approximately 18ft and leads onto a decked balcony boasting panoramic views across North London, creating a stylish and inviting atmosphere. The property also benefits from a beautiful modern open-plan fitted kitchen with integrated appliances and stone worktops. With two well-appointed bathrooms, including an en-suite Jacuzzi bath and a separate shower room, every aspect of comfort is meticulously considered. Additional features include a guest WC, a 24-hour concierge service and the luxury of allocated underground parking for one car, for added convenience. The property not only exudes elegance but also offers practicality in its design. West Finchley Tube Station as well as multiple restaurants, coffee shops and supermarkets are also within close proximity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(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 	

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



Total floor area 108.5 sq. m. (1,167 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.