



54 Woodside Park Road, North Finchley, N12

 1 Bedroom  1 Bathroom  1 Reception

Guide Price £300,000



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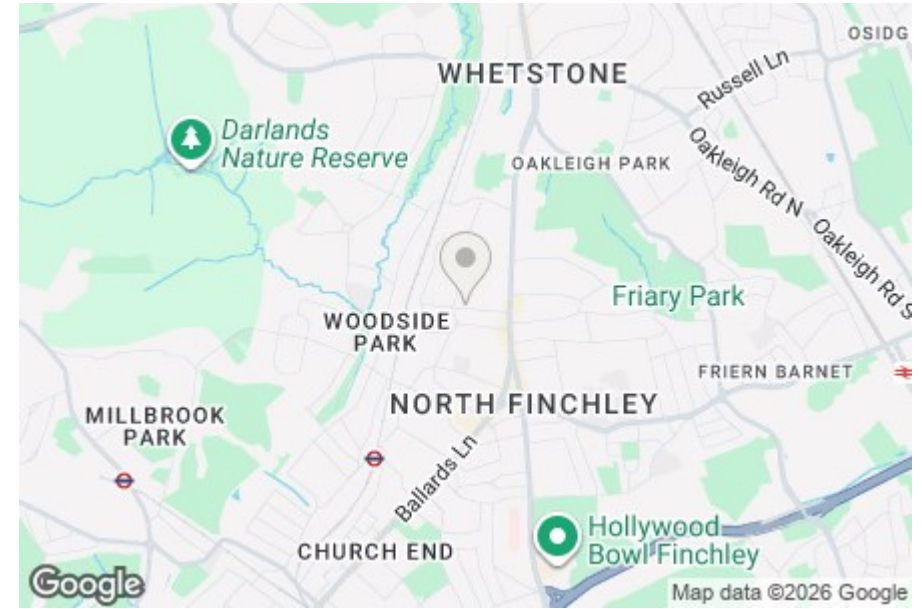
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## Key Features

- One Bedroom
- First Floor
- Character Conversion
- Communal Garden
- Share of Freehold
- Open Plan Living Room

## Other Information

Tenure: Share of Freehold  
Length of Lease: 110 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: C



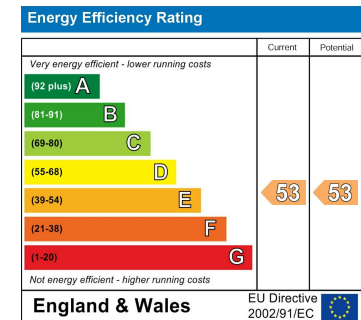
## Nearest Stations

Woodside Park Station 0.2 miles  
West Finchley Station 0.7 miles  
Totteridge & Whetstone Station 0.9 miles

## Property Description

A well presented one bedroom first floor conversion set within this attractive period property, offered with a share of freehold. The property comprises a bright reception room with open-plan German fitted kitchen featuring Bosch appliances, a double bedroom and a modern bathroom fitted with Crosswater fixtures. Further benefits include engineered oak flooring and access to a communal garden.

Ideally located approximately 0.2 miles from Woodside Park Underground Station and the High Road, with its array of shops, cafés and amenities, this property would make an ideal first time purchase or rental investment. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



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**Approximate Gross Internal Area  
439 sq ft - 41 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.