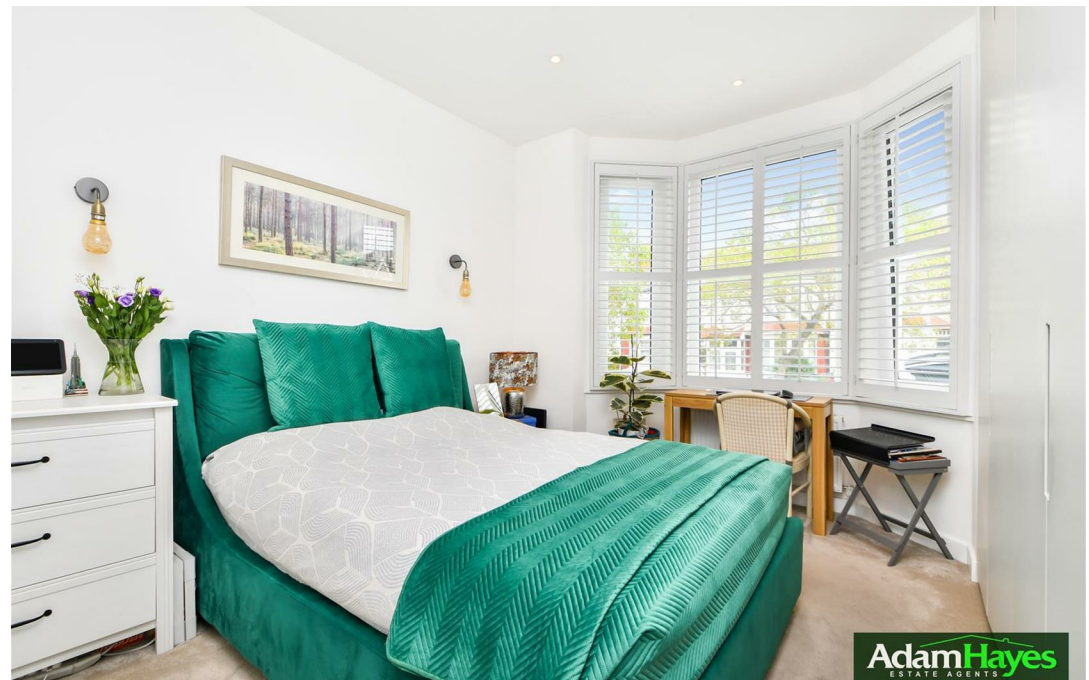




Grove Road, North Finchley, N12

 2 Bedrooms  2 Bathrooms  1 Reception

OIEO £560,000



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

## OIEO £560,000

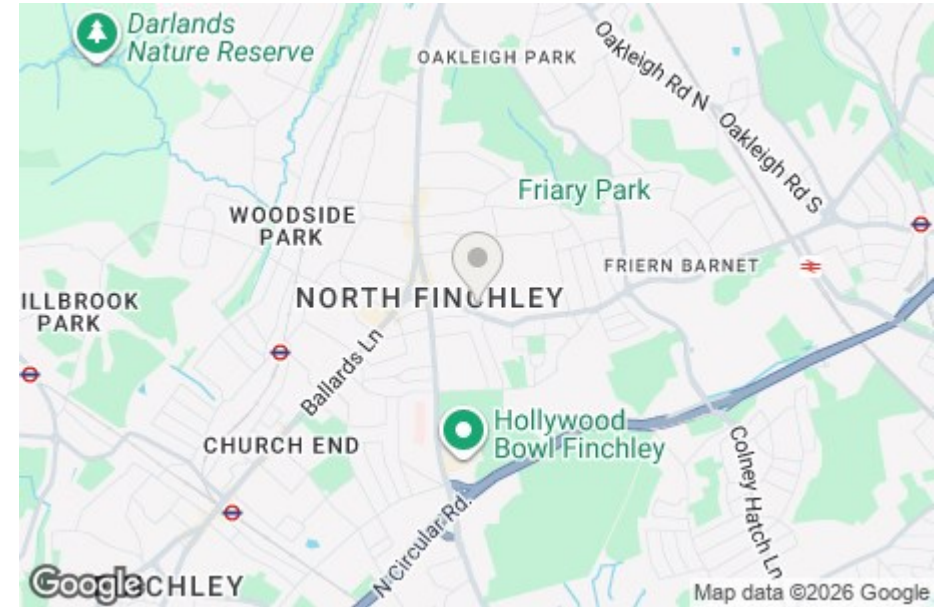
🛏 2 Bedrooms 🚿 2 Bathrooms 🚗 1 Receptions

### Key Features

- Two Bedrooms
- Two Bathrooms (En-suite shower room to the main bedroom)
- Direct & Side Access to a Private West-facing Garden
- Off Street Parking
- NHBC Warranty (6 Years Remaining)
- Catchment of Wren Academy & Compton School

### Other Information

Tenure: Share of Freehold  
Length of Lease: 995 Years  
Ground Rent: Nil  
Service Charge: Adhoc  
Council Tax Band: C



### Nearest Stations

Woodside Park Station 0.6 miles  
West Finchley Station 0.7 miles  
Finchley Central Station 1.2 miles

### Property Description

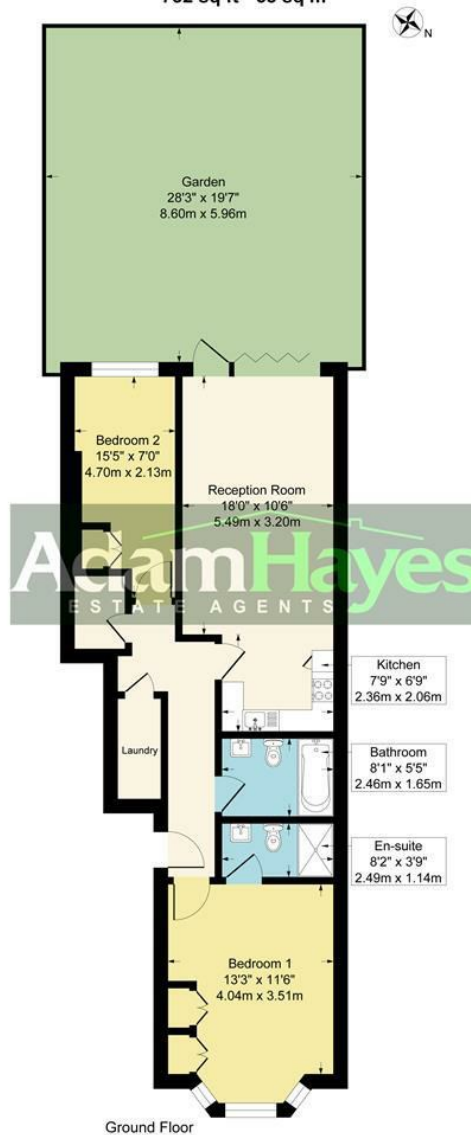
Charming 2-Bed Garden Flat with Private Garden & Off-Street Parking in the Heart of North Finchley – Quiet Residential Road, Ideal for Families & Commuters. Nestled on the peaceful and tree-lined Grove Road, this beautifully presented two-bedroom ground floor flat offers a perfect combination of modern living and period charm. With high ceilings, direct access to a west-facing private garden, and easy access to local amenities, it provides a serene and convenient living experience. Ideally located for first-time buyers, downsizers, or investors, this flat offers calm and comfort in a desirable area. With both Woodside Park and West Finchley stations located within approximately a 15-minute walk, Grove Road is ideally positioned for those seeking the peace and quiet of a residential area while still enjoying convenient access to local amenities and transport links. The flat is just a short walk from North Finchley High Road, which offers an excellent selection of shops, cafés, restaurants, and everyday conveniences. Tally Ho Corner, with its historic pub and lively local atmosphere, is also nearby, providing further options for dining or socialising. This property truly offers the best of both worlds — the tranquility of a quiet residential setting combined with the accessibility and vibrancy of North Finchley. Whether you're unwinding in the calm of your private garden, exploring nearby green spaces, or benefiting from the excellent transport connections, this flat provides a wonderful and practical place to call home. To fully appreciate the size, condition, and setting, an internal viewing is highly recommended via the vendors' sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
732 sq ft - 68 sq m



Ground 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.