







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

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# Woodside Grange Road, North Finchley, N12

Guide Price £425,000

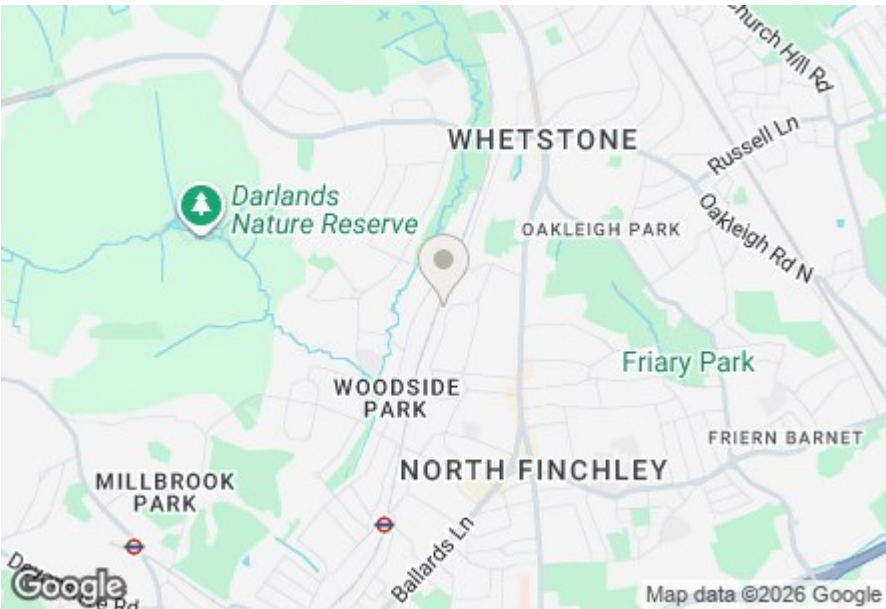
 2 Bedrooms  2 Bathrooms  1 Receptions

## Key Features

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

## Other Information

Tenure: Share of Freehold  
Length of Lease: 981 Years  
Ground Rent: Nil  
Service Charge: £3,545.48 P/A  
Council Tax Band: F



## Nearest Stations

Woodside Park Station 0.4 miles  
Totteridge & Whetstone Station 0.5 miles  
West Finchley Station 1.0 miles

## 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.

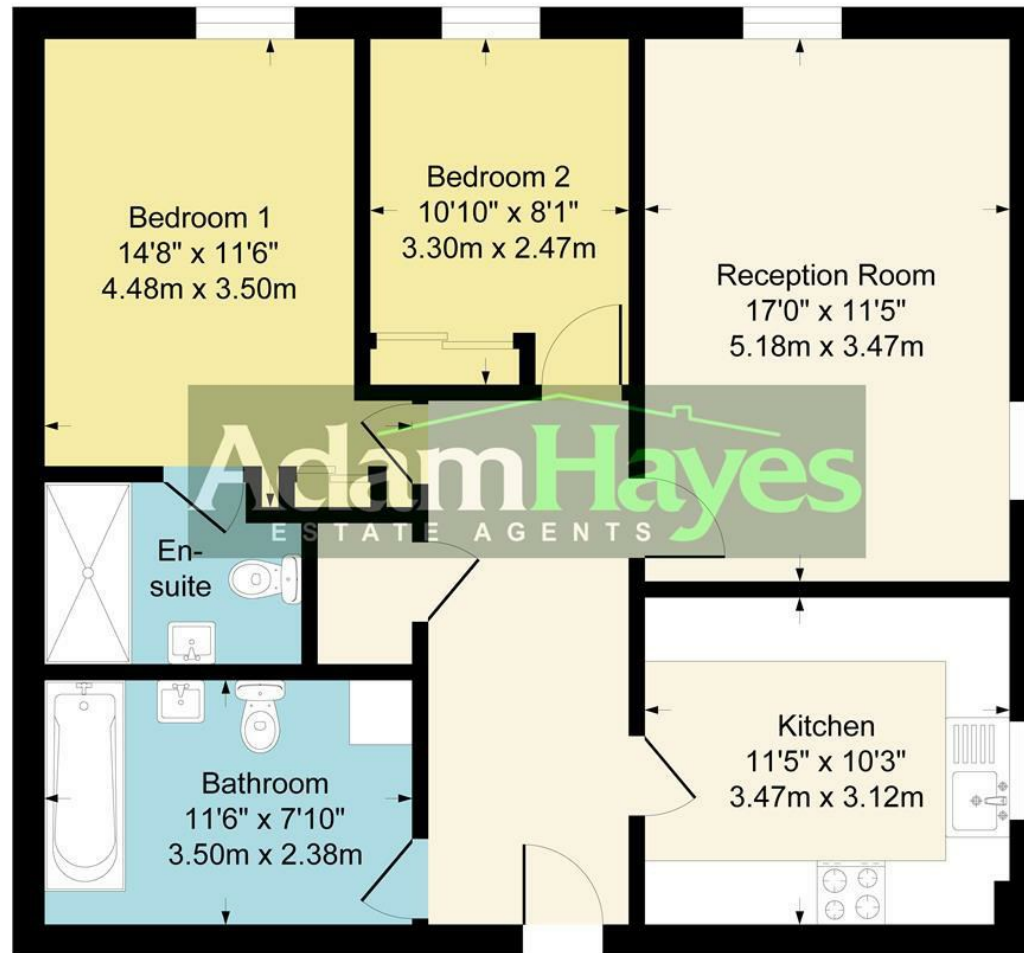
The accommodation comprises a bright and generous reception room with space for dining, a separate fitted kitchen with ample storage and worktop space, two double bedrooms with fitted wardrobes, and two recently refurbished bathrooms (including an en-suite). Further benefits include lift access, a recently 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.

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

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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.