



Gainsborough Road, North Finchley, N12

 1 Bedroom  1 Bathroom  1 Reception

OIEO £290,000



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

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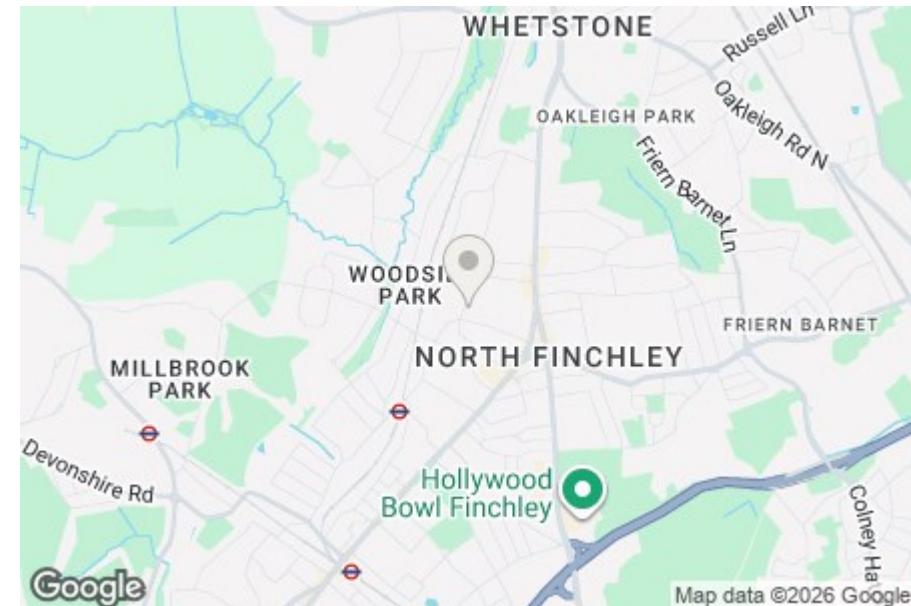
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Key Features

- One Double Bedroom
- Ground Floor Apartment
- Modern Fitted Kitchen
- Chain Free
- Communal Gardens
- Parking

Other Information

Tenure: Leasehold
Length of Lease: 160 Years
Ground Rent: TBC
Service Charge: TBC
Council Tax Band: B



Nearest Stations

Woodside Park Station	0.4 Miles
West Finchley Station	0.7 Miles
Totteridge & Whetstone Station	0.9 Miles

Property Description

Set back of Gainsborough Road and within minutes walk of Woodside Park Tube Station (Northern Line) is this well presented one bedroom ground floor purpose built apartment. The property has been refurbished to a high standard and features an approximately 16ft reception room, a separate fitted kitchen, a contemporary three-piece bathroom, double glazing, and electric heating. Residents also benefit from well-maintained communal gardens and off-street parking. The apartment is ideal for first-time buyers or buy-to-let investors, as it is offered on a chain free basis and is conveniently located close to North Finchley High Street with its array of trendy cafés, restaurants and shops. To really appreciate the 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		79
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

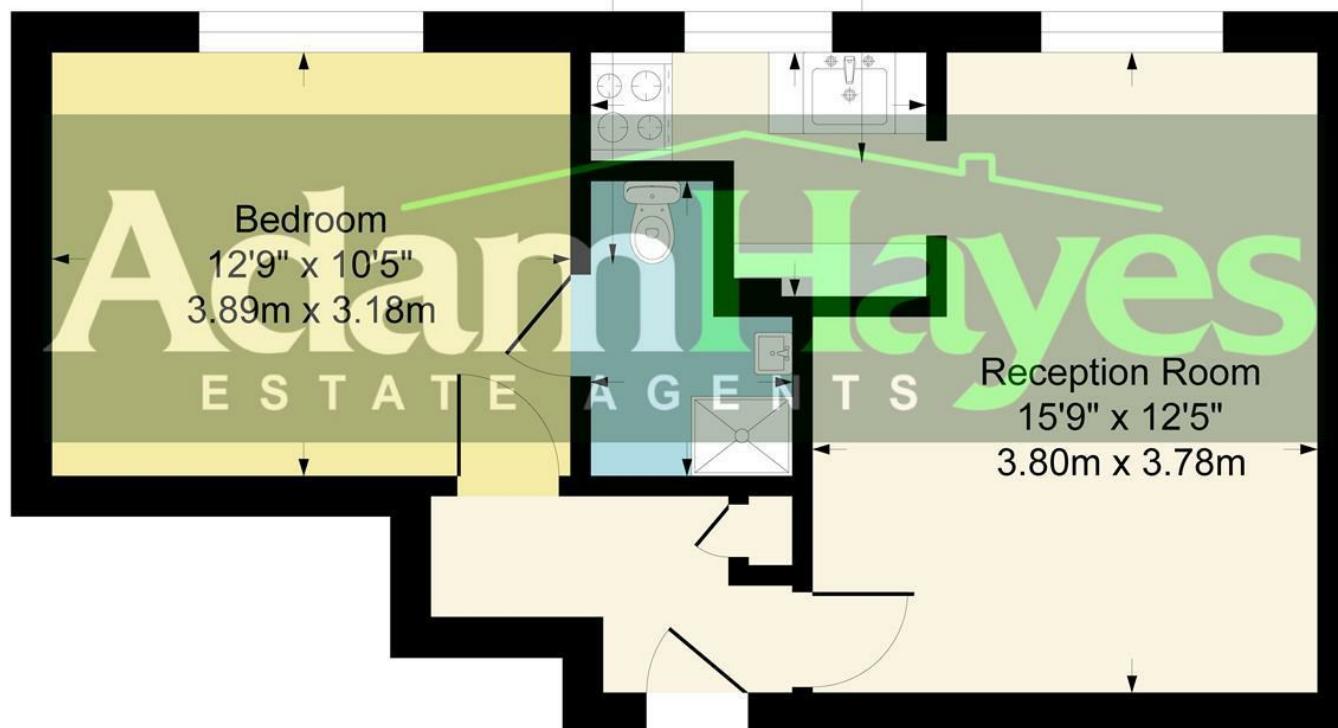
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Approximate Gross Internal Area 427 sq ft - 40 sq m



En-suite 7'3" x 4'3" 2.21m x 1.30m	Kitchen 8'3" x 6'0" 2.51m x 1.83m
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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.