



451 High Road, London, N12 0AW

£400,000

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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

451 High Road, London, N12 0AW

£400,000

 2 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Chain Free
- Modern Kitchen
- Close to Shops

Other Information

Tenure: Leasehold
Length of Lease: n/a
Ground Rent: n/a
Service Charge: n/a
Service Review Period: n/a
Council Tax Band: E

Nearest Stations

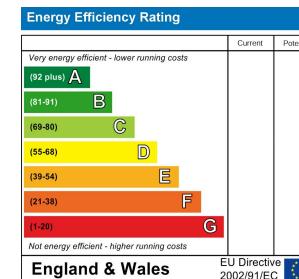
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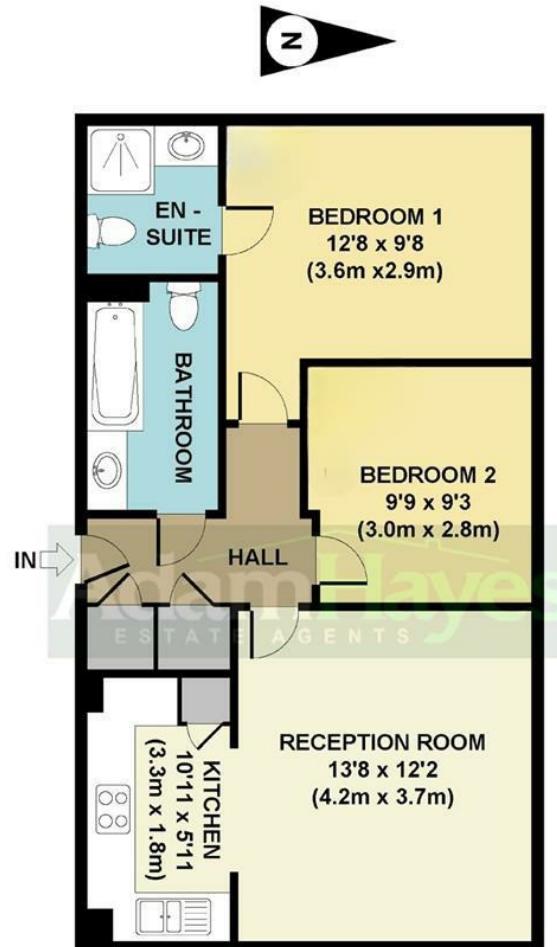
Property Description

A modern two bedroom, two bathroom (one en-suite) ground floor purpose built apartment, ideally located within walking distance of North Finchley's wide range of shops, restaurants and transport facilities. The property offers well-proportioned accommodation comprising a good sized reception room, a modern fitted kitchen with integrated appliances, two double bedrooms including a principal bedroom with en-suite shower room, and a contemporary family bathroom. Further benefits include double glazing and a practical, low-maintenance layout ideal for both owner occupiers and investors alike. North Finchley Leisure Complex and the A406 (North Circular) are conveniently located nearby, providing excellent recreational facilities and road links. To really appreciate the size, condition and location, an internal viewing is highly recommended via the vendors main agents Adam Hayes Estate Agents.



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 619 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 619 SQ FT / 58 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

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.