





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

OIEO £375,000

2 Bedrooms 1 Bathroom 1 Reception

Key Features

- Two Double Bedrooms
- Top Floor (Second Floor) Apartment
- Separate Eat In Kitchen
- Balcony
- Communal Gardens
- Parking

Other Information

Tenure: Leasehold
Length of Lease: 173 Years
Ground Rent: Nil
Service Charge: £1,800P/A
Council Tax Band: C

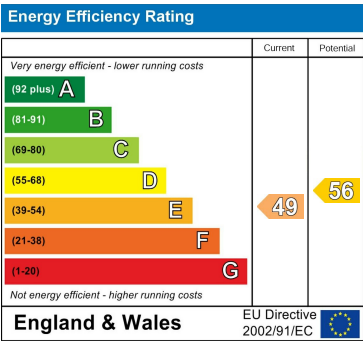


Nearest Stations

Woodside Park Station	0.5 miles
West Finchley Station	0.8 miles
Totteridge & Whetstone Station	1.0 miles

Property Description

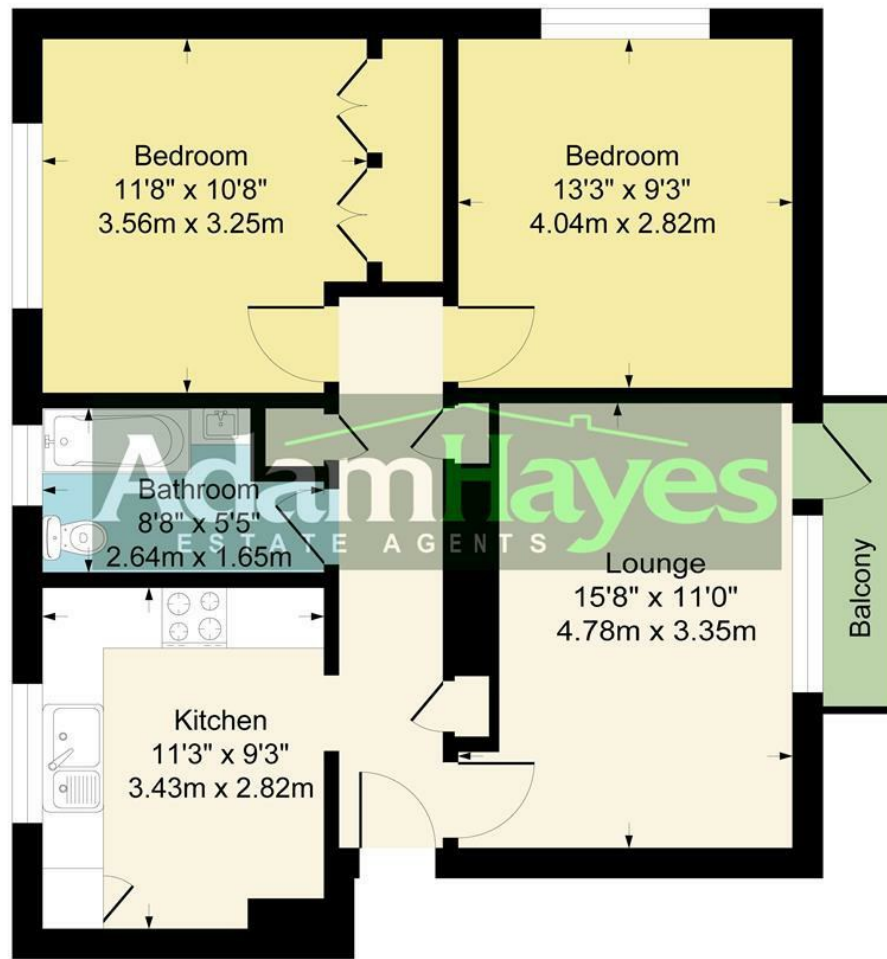
Conveniently located off Friern Park, within minutes' walk of North Finchley High Road and within easy reach of Woodside Park Tube Station (Northern Line) is this well presented two double bedroom top floor apartment. The property boasts an approx. 15ft reception room filled with natural light, with direct access to a private balcony, a separate eat in kitchen, a three piece bathroom, ample storage, gas central heating, double glazing and access to well maintained communal gardens. Other notable features include a lease in excess of 170 years, close proximity to Blacketts Brook and Friary Park, and being within the catchment area for Wren Academy. To really appreciate the location, size and condition, an internal viewing is highly recommended via the vendors sole agent, Adam Hayes Estate Agents.



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Approximate Gross Internal Area
682 sq ft - 63 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.