





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

High Road, North Finchley, N12

OIEO £495,000

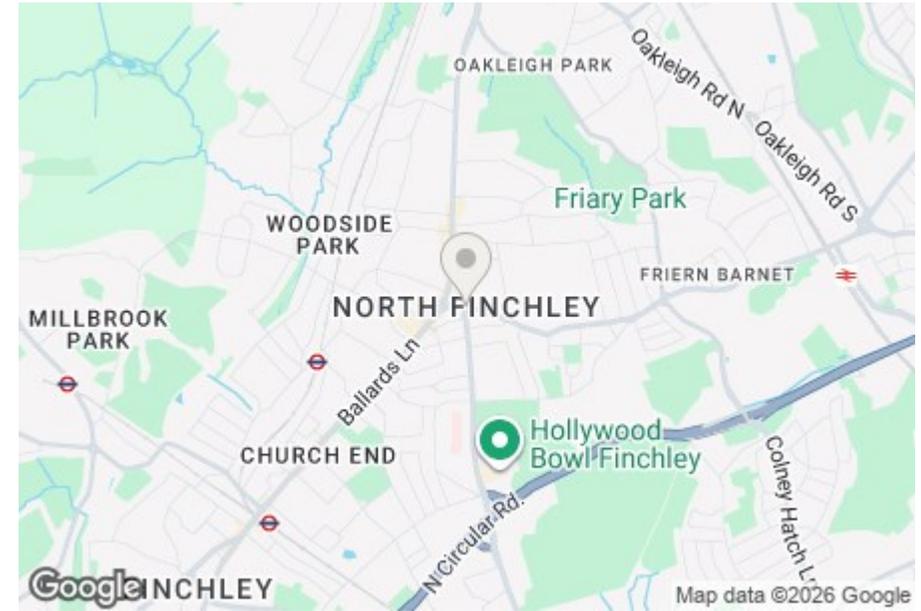
 2 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Two Double Bedrooms
- Two Bathrooms + WC
- Duplex Apartment
- Stylish Fitted Kitchen
- Private Terrace
- Amenities Nearby

Other Information

Tenure: Leasehold
Length of Lease: 120 Years
Ground Rent: £400.00 P/a
Service Charge: £3,600.00 P/a
Council Tax Band: D



Nearest Stations

Woodside Park Station 0.5 miles
West Finchley Station 0.6 miles
Finchley Central Station 1.1 miles

Property Description

Situated in the heart of North Finchley moments away from an array of local shops, amenities and transport links is this two double bedroom, two-bathroom (one ensuite) duplex apartment, situated within a modern private residence. Upon entrance, the property boasts an open plan reception room flooded with natural light, a stylish fitted kitchen with integrated appliances leading out to a private terrace. Boasting benefits two double bedrooms both with access to the terrace, wooden flooring throughout, a guest W/C, ample storage and two tiled bathroom suites the property is perfect for first time buyers or anyone looking to downsize. To really grasp the condition and location of this property, an internal viewing is highly recommended through the vendors main agents Adam Hayes Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(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
958 sq ft - 89 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.