



Woodside Avenue, North Finchley, N12

£525,000

2 Bedrooms 2 Bathrooms 1 Reception



Adam Hayes  
ESTATE AGENTS



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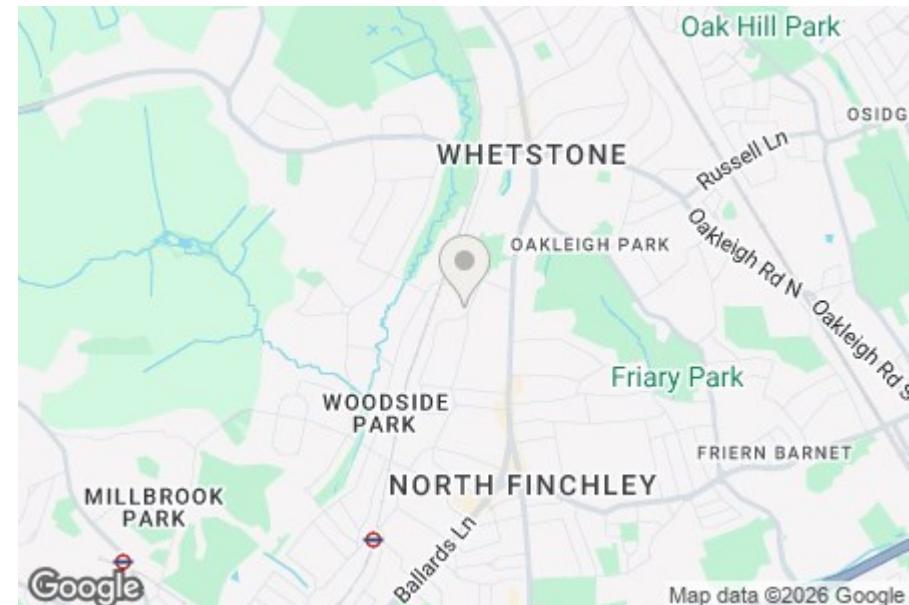
 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Two Bathrooms
- 23ft Reception
- Communal Garden
- Video Entry phone System
- Allocated Parking

### Other Information

Tenure: Share of Freehold  
Length of Lease: 968 Years  
Ground Rent: £320.00 P/A  
Service Charge: £2,500.00 P/A  
Council Tax Band: F



### Nearest Stations

Woodside Park Station	0.2 miles
West Finchley Station	0.7 miles
Totteridge & Whetstone Station	0.8 miles

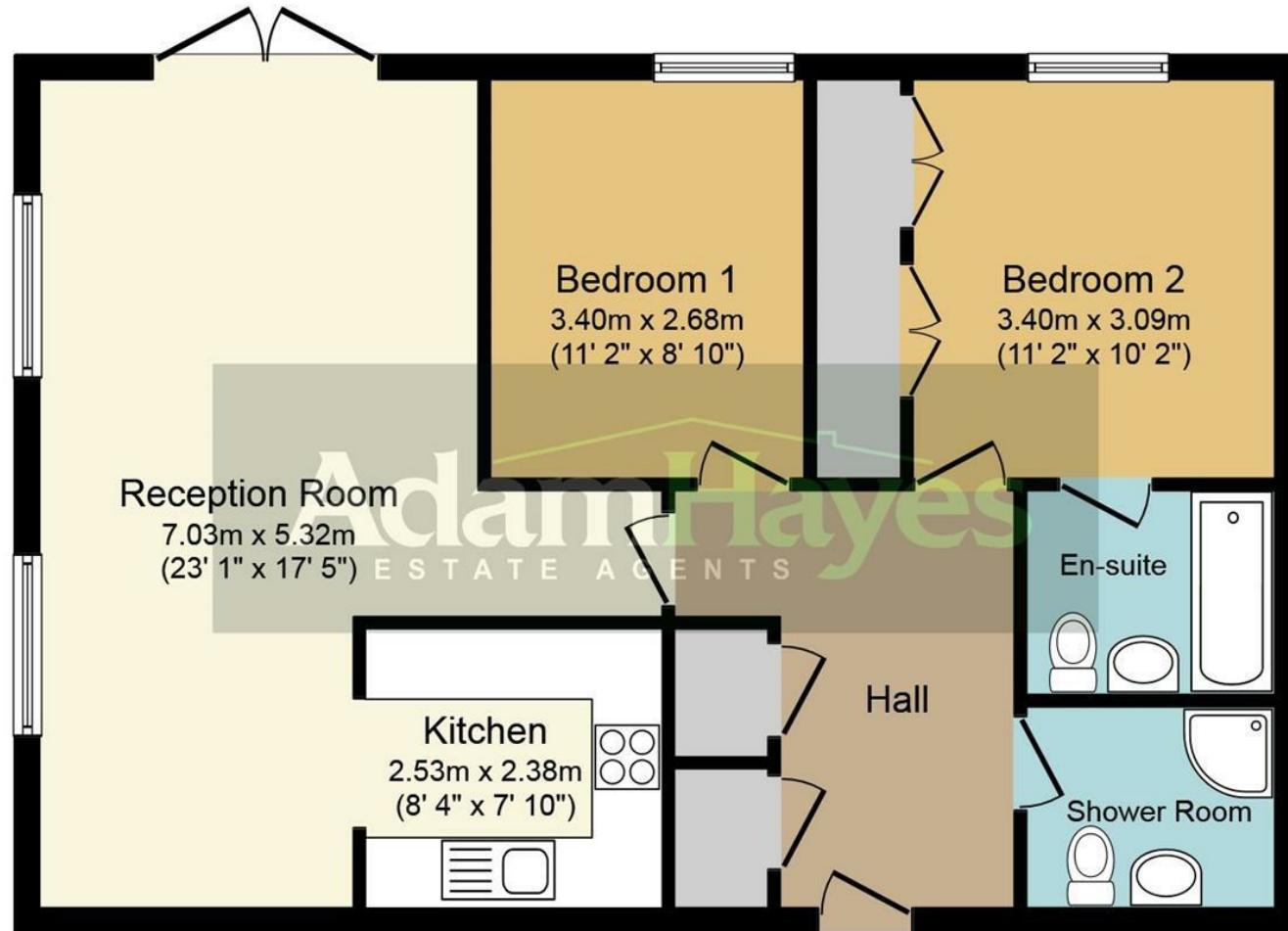
### Property Description

Conveniently located within 0.3 miles of Woodside Park Underground Station and close to local shops and amenities is this well-presented two double bedroom, two bathroom (one en-suite) lower ground floor apartment. The property benefits from a spacious 23ft reception room with direct access to the communal gardens, a modern fitted kitchen, and well-proportioned accommodation throughout. Further advantages include a video entry phone system, gas central heating, and allocated off-street parking, making this an ideal home for first-time buyers, downsizers, or investors alike. Situated in a popular and well-connected location, the apartment offers excellent access to transport links, local amenities, and green spaces. To really appreciate the size, location and condition 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		
(69-80) C	73	79
(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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## Ground Floor Plan

Total floor area 74.0 sq. m. (797 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.