





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

Hartland Road, Friern Barnet, N11

OIEO £260,000

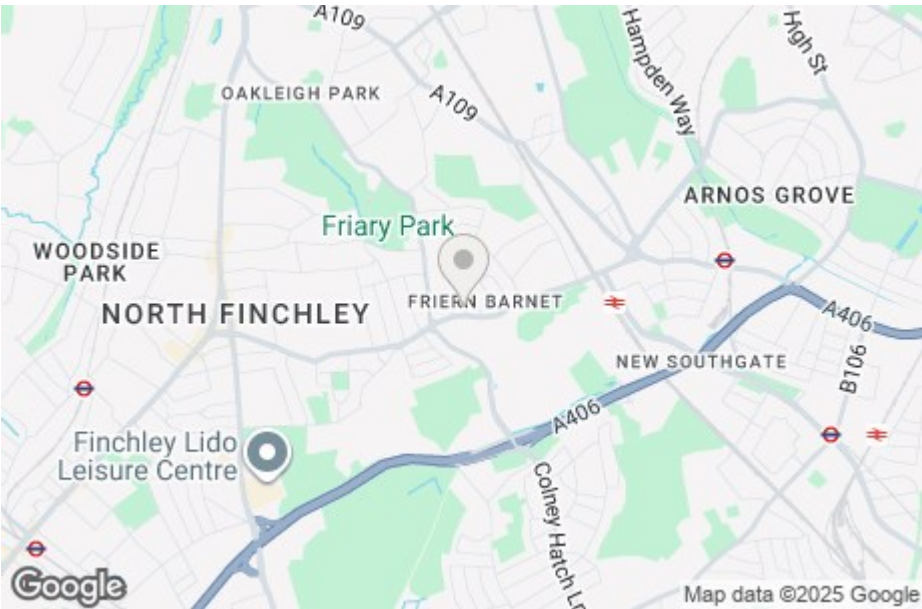
1 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- One Bedroom First Floor apartment
- Approx. 13ft Reception room
- Fitted kitchen
- Sold With a newly extended lease
- Loft access
- Off street parking

Other Information

Tenure: Leasehold
Length of Lease: 84 Years
Ground Rent: £100.00 P/a
Service Charge: £1,800.00 P/a
Council Tax Band: C

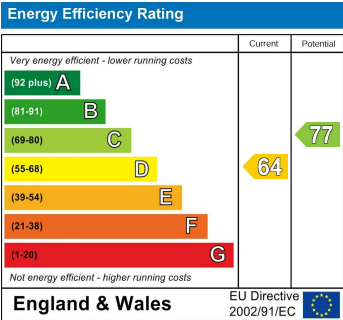


Nearest Stations

New Southgate Station 0.5 miles
Arnos Grove Station 1.0 miles
Woodside Park Station 1.3 miles

Property Description

Situated in a desirable location off Friern Barnet Road is this well presented one double bedroom first floor apartment. The property best suits First Time Buyers or Buy to Let investors and benefits from an approx. 13ft reception room, a separate fitted kitchen with appliances, a tiled three-piece bathroom suite, double glazing windows and electric heating. Additional benefits include the property being sold with an extended lease, off street parking , having loft access and being within half a mile of local shops, bus routes and New Southgate Main Line Station. Don't miss out on this amazing opportunity to internally view this apartment and contact the vendors sole agents, Adam Hayes Estate Agents today!



Approximate Area = 398 sq ft / 37 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Adam Hayes Estate Agents. REF: 1244815

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.