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# High Road, North Finchley N12

## Offers in Excess of £375,000

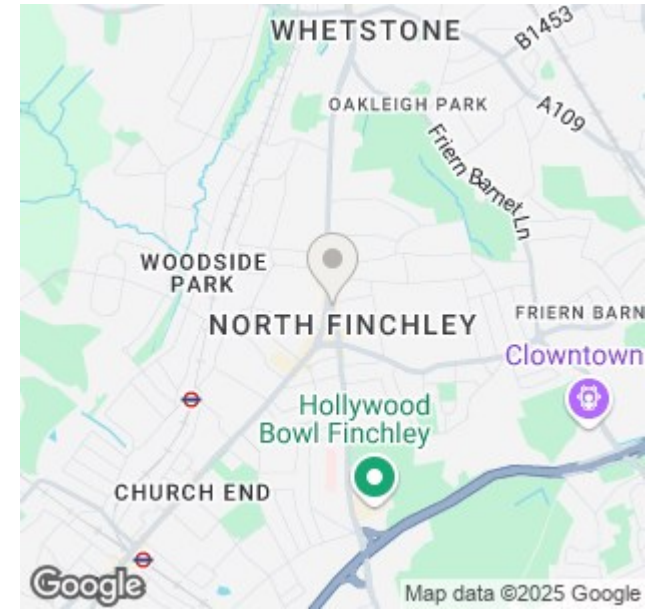
 1 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Luxury One Bedroom Apartment
- Open plan kitchen/lounge
- Stunning panoramic views
- Private Balconies
- Chain Free
- Lift Service

### Other Information

Tenure: Leasehold  
Length of Lease: 119 years  
Ground Rent: £300pa  
Service Charge: £2,298pa  
Council Tax Band: D



### Nearest Stations

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

### Property Description

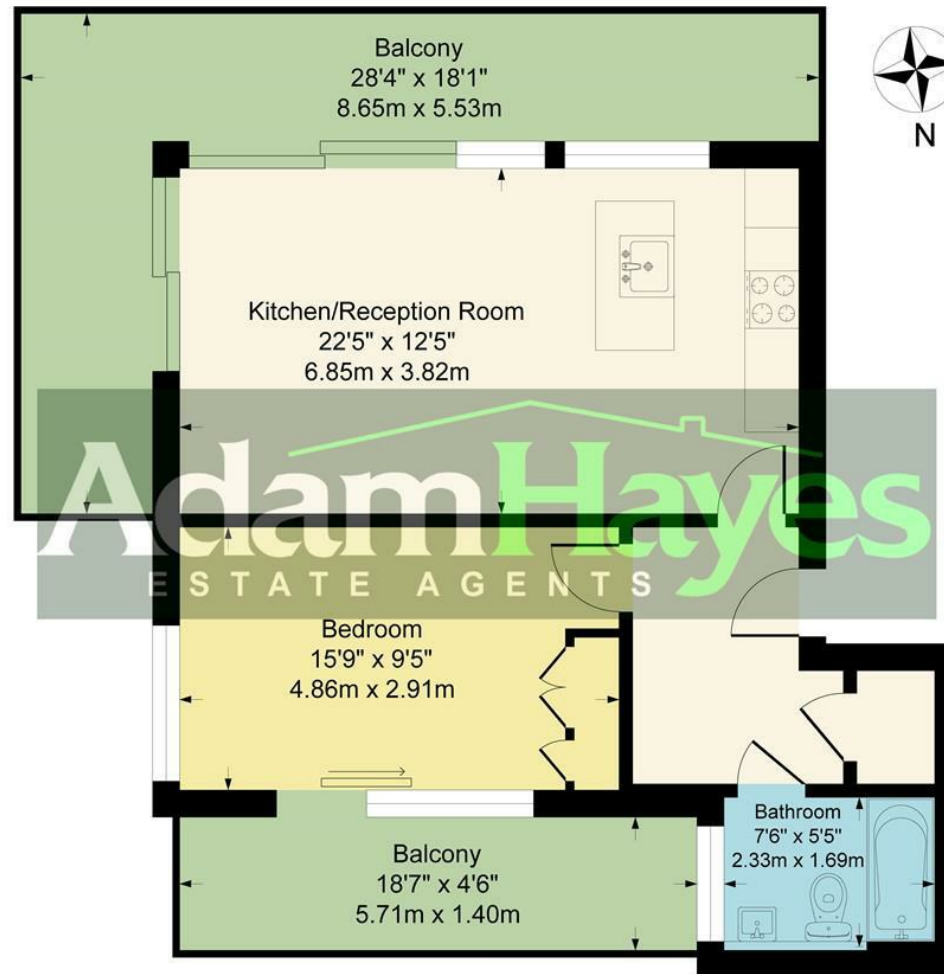
Set within this attractive development in the heart of North Finchley is this beautifully presented one bedroom apartment with private balconies offering panoramic views across London. The property offers a stunning bespoke kitchen with integrated appliances leading to an open plan living room flooded with natural light and access to a south facing balcony. The bedroom suite benefits from built in wardrobes and access to its own private balcony through double glazed doors and a modern three-piece tiled bathroom suite. Located on the North Finchley High Road the property is moments away from an array of local schools, shops, amenities and transport links to include North Finchley Bus Station and Woodside Park Underground Station. To appreciate the size, condition and location, 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		72	72
(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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Approximate Gross Internal Area  
571 sq ft - 53 sq m



Third Floor

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.