



Cottonham Close, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £425,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

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## OIEO £425,000

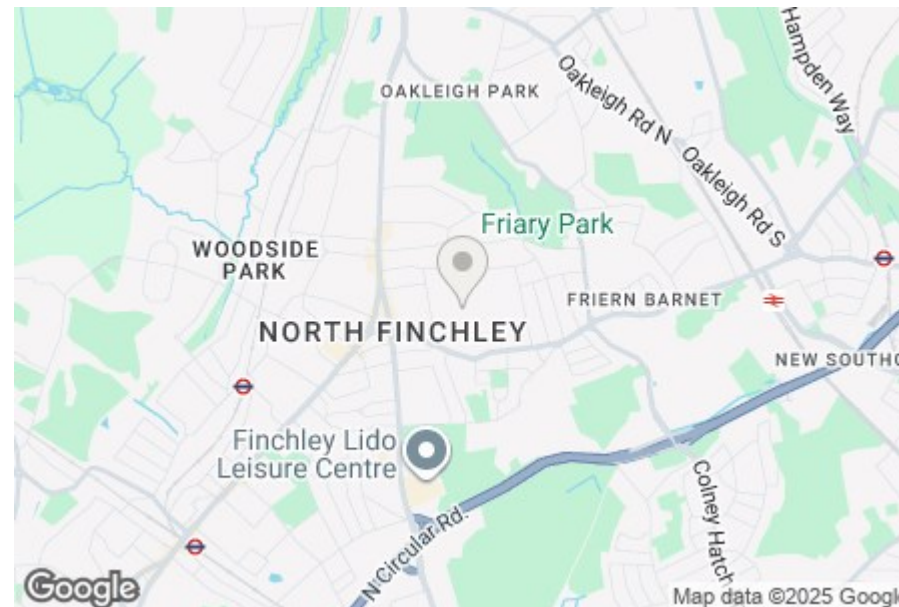
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### Key Features

- Two Double Bedrooms
- Ground Floor Apartment
- Fully Fitted Kitchen
- Juliette Balcony Opening To Patio
- Chain Free
- Allocated Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 132 Years  
Ground Rent: £250.00 P/A  
Service Charge: £2,745.00 P/A  
Council Tax Band: E

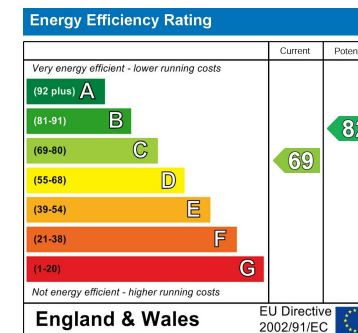


### Nearest Stations

Woodside Park Station 0.5 miles  
West Finchley Station 0.8 miles  
Totteridge & Whetstone Station 1.2 miles

### Property Description

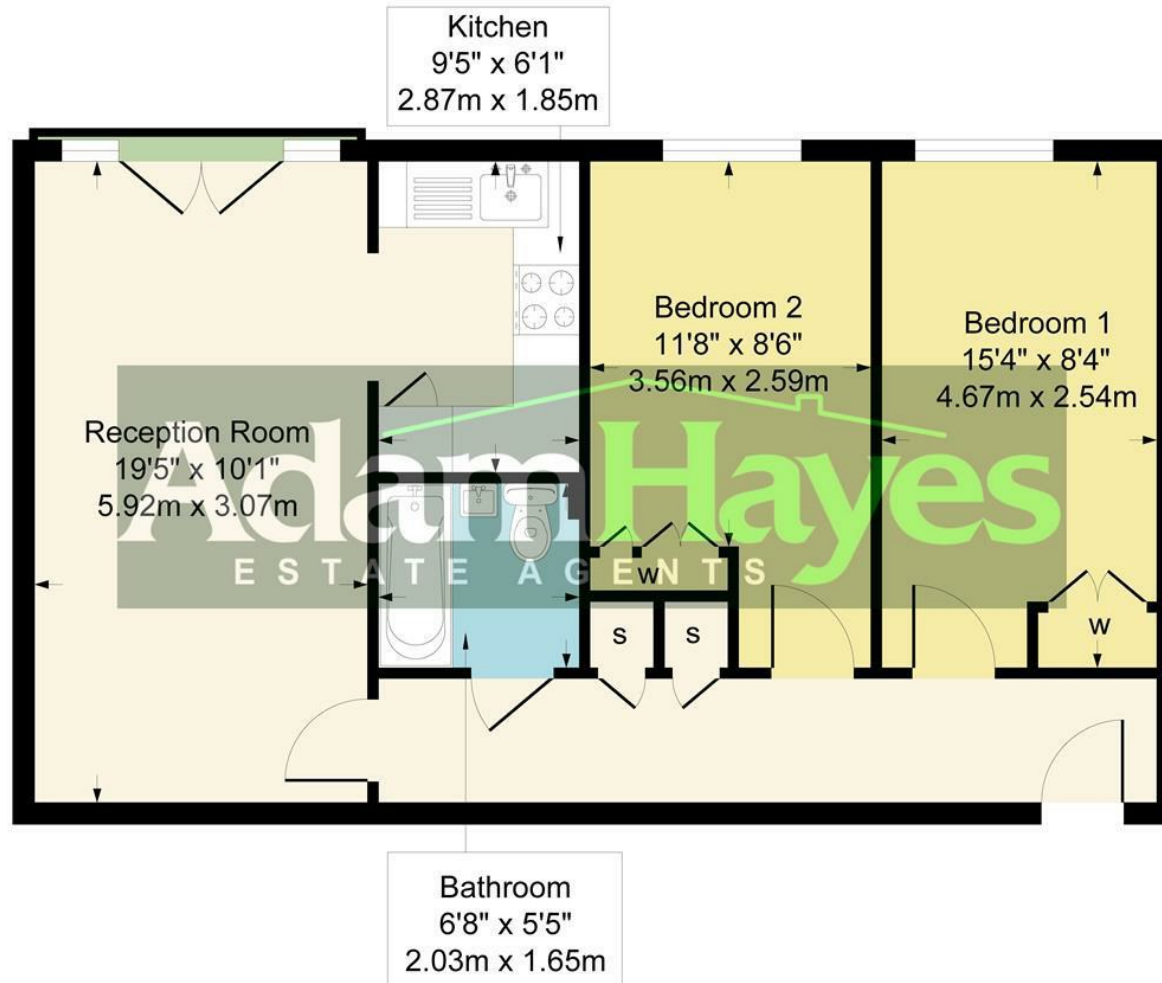
Conveniently located within the catchment area to the Wren Academy and set in this popular gated development is this charming 2 double bedroom ground floor apartment. The property is offered chain free and offers an exquisite blend of modern living and convenience. The property benefits from an approx. 19'5ft reception room with a Juliette balcony opening to patio doors, a separate fitted kitchen, a well-appointed family bathroom and ample storage. Other notable features include allocated off street parking and a use of communal gardens. This modern gated development offers residents further security and tranquility. To fully grasp the generous size, convenient location, and impressive condition of this property, we strongly recommend scheduling an internal viewing through the vendors sole agents Adam Hayes Estate Agents.



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**Approximate Gross Internal Area  
660 sq ft - 61 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.