

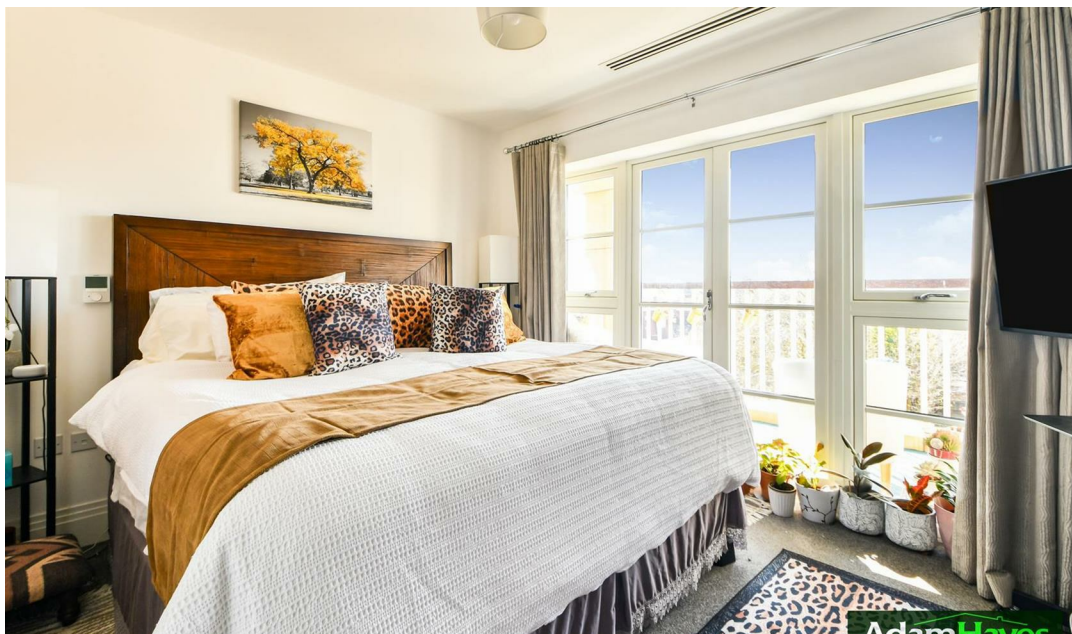


High Road, North Finchley, N12

OIEO £525,000

 2 Bedrooms  2 Bathrooms  1 Reception





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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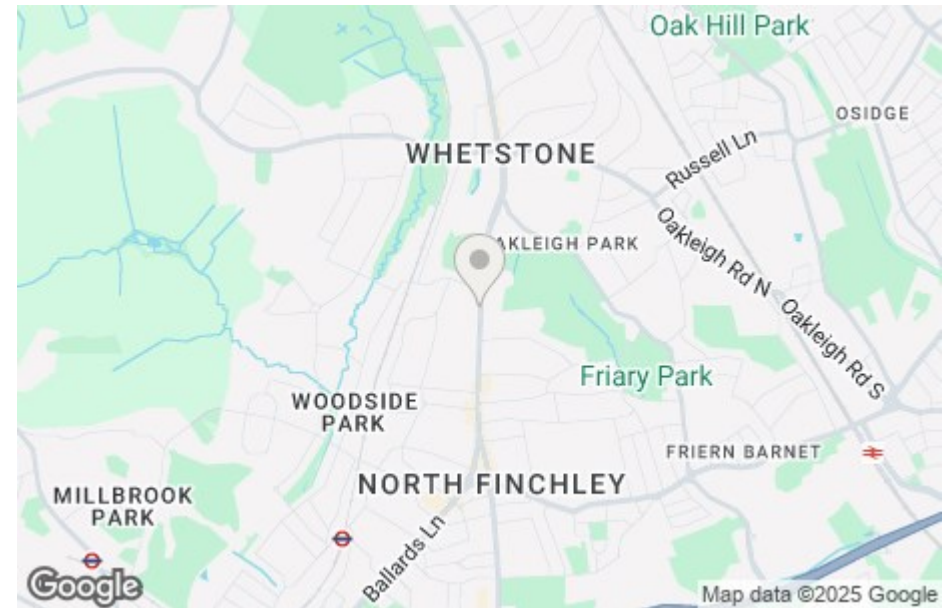
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## Key Features

- Two Double Bedrooms
- Two Bathrooms (one-ensuite)
- Modern Fitted Kitchen
- Underfloor Heating
- Comfort Cooling
- Undercroft Parking for Two Cars

## Other Information

Tenure: Leasehold  
Length of Lease: 894 Years  
Ground Rent: £450.00  
Service Charge: £1,868.45  
Council Tax Band: E




## Nearest Stations

Woodside Park Station	0.5 miles
Totteridge & Whetstone Station	0.6 miles
West Finchley Station	1.0 miles

## Property Description

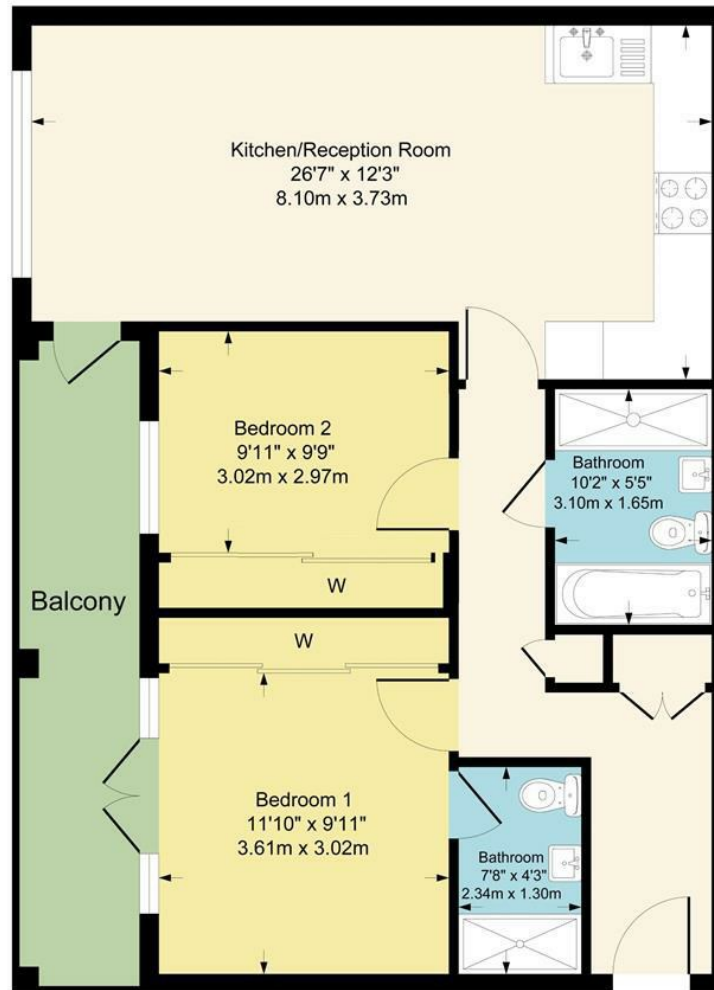
Located within 0.5 miles of Woodside Park Underground Station and in this lift serviced block resides this stunning two double bedroom, two-bathroom (one-ensuite) third floor apartment. The property is bathed in natural light and benefits from an approx. 26ft reception room with an open plan layout, a fully fitted modern kitchen, equipped with siemens appliances and ample storage, leading to a balcony with access to the main bedroom. Further advantages include two luxury bathrooms, fitted wardrobes in both bedrooms, storage, 900+ year lease, underfloor heating, double glazed windows, comfort cooling and undercroft parking for two cars. To truly appreciate the location, size and condition of this stunning home, an internal viewing is highly recommended through the 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales		EU Directive 2002/91/EC 

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**Approximate Gross Internal Area  
831 sq ft - 77 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.