



Grove Road, North Finchley, N12

OIEO £525,000

 2 Bedrooms  2 Bathrooms  1 Reception





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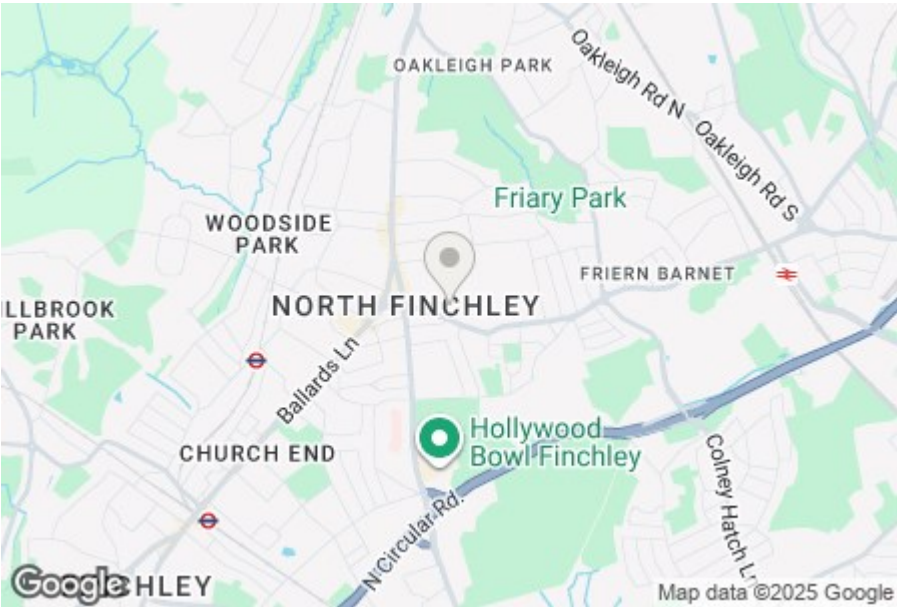
2 Bedrooms 2 Bathrooms 1 Receptions

Key Features

- Two Bedrooms
- Two Bathrooms
- Split Level First Floor Maisonette
- Modern Open Plan Kitchen
- Chain Free
- Off Street Parking

Other Information

Tenure: Leasehold - Share of Freehold  
Length of Lease: 999 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: C



Nearest Stations

Woodside Park Station 0.6 miles  
West Finchley Station 0.7 miles  
Finchley Central Station 1.2 miles

Property Description

Situated just off Woodhouse Road and within the catchment area for the highly regarded Wren Academy is this stunning, newly refurbished two bedroom, two bathroom ground floor maisonette offered chain free.

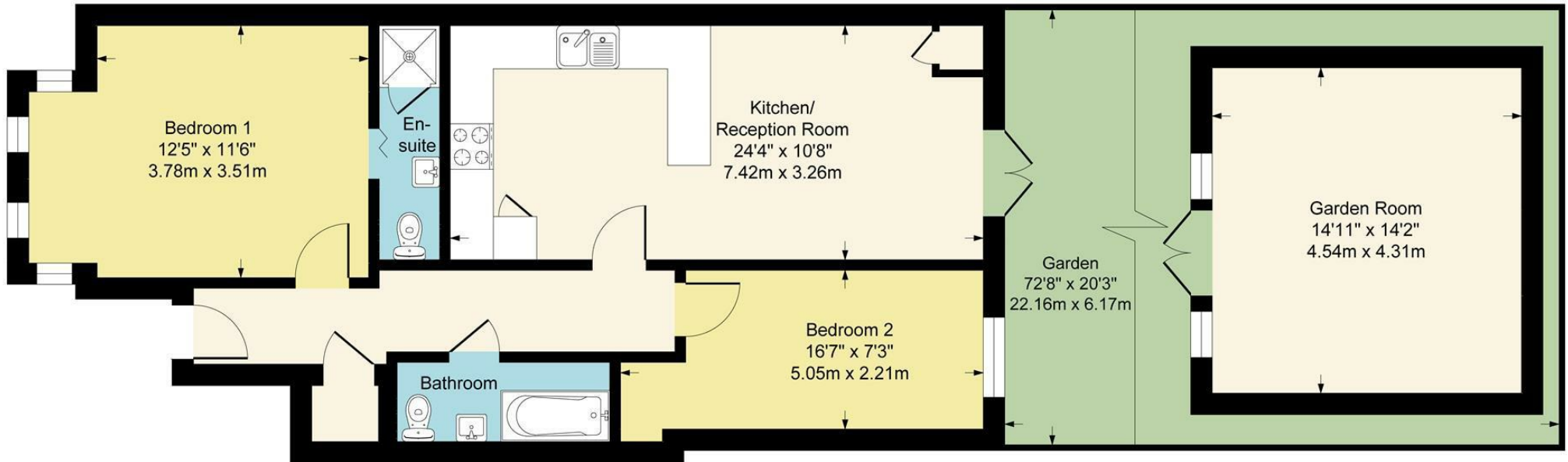
Finished to a modern standard throughout, the property features a spacious 24ft reception room with direct access to the private rear garden, seamlessly connected to a stylish open-plan kitchen with breakfast bar and integrated appliances. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a contemporary family bathroom.

Perfectly positioned close to popular schools, local shops and excellent transport links, this beautifully updated home is ideal for first-time buyers, downsizers or investors. To really appreciate the size, finish 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                                   | 79                      | 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 |           |



**Approximate Gross Internal Area  
945 sq ft - 88 sq m  
(Including Outbuilding)**



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.