



Dale Grove, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £350,000



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)

# Dale Grove, North Finchley, N12

## OIEO £350,000

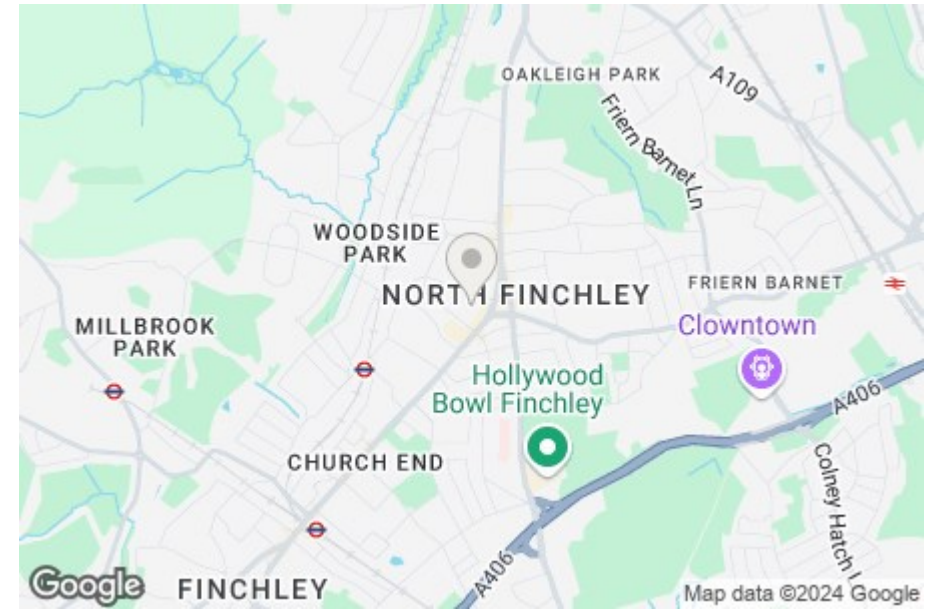
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- First Floor Apartment
- Separate Kitchen
- Brand New Lease
- Allocated Off Street Parking
- Popular Location

### Other Information

Tenure: Leasehold  
Length of Lease: 125 Years  
Ground Rent: Nil  
Service Charge: £1,764.00 P/A  
Council Tax Band: D




### Nearest Stations

Woodside Park Station 0.5 miles  
West Finchley Station 0.5 miles  
Finchley Central Station 1.0 miles

### Property Description

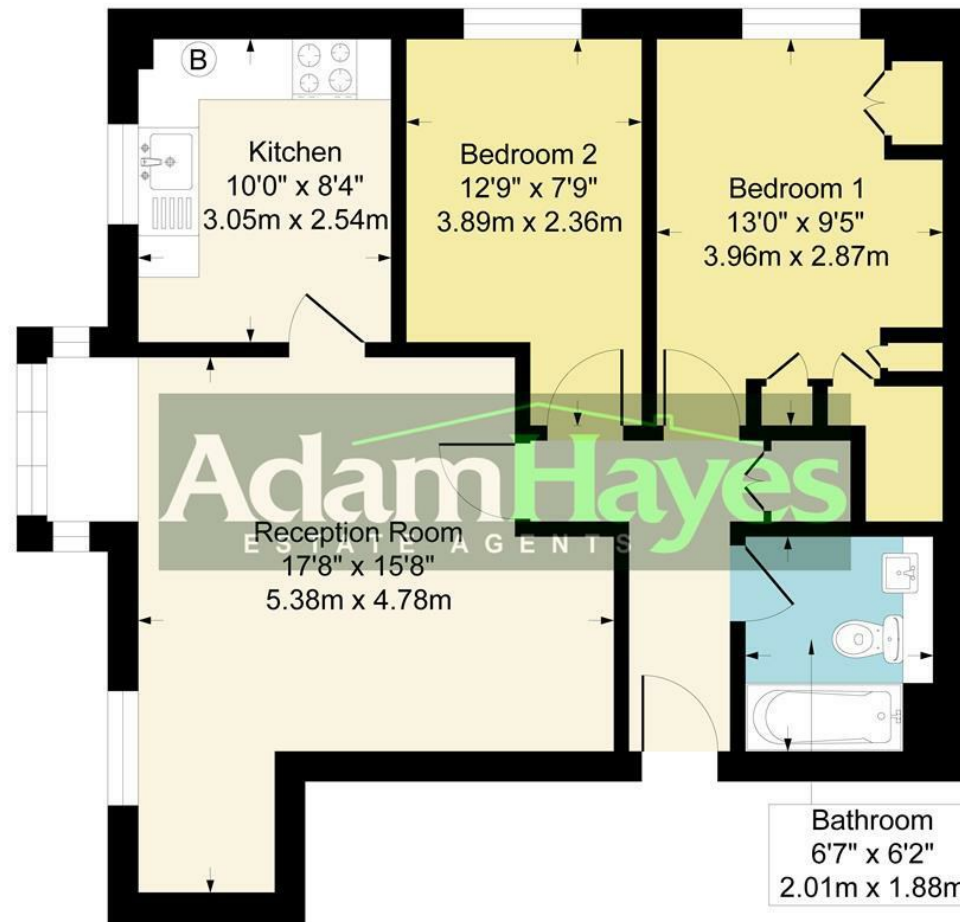
Situated in this popular tree lined location road off Ballards Lane and set within the catchment area for a number of popular schools is this two double bedroom first floor purpose built apartment. The property benefits from a separate kitchen, an approx. 17ft reception room filled with natural light and wooden flooring throughout, a three piece family bathroom and ample storage. Further benefits include a brand new lease being granted, allocated off street parking and a use of communal gardens. This property is best suited to First Time Buyers or Buy To Let Investors. To fully appreciate the quality and potential of this home, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

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.