

Adam Hayes
ESTATE AGENTS

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The Property Ombudsman

16 Hillside Avenue, Friern Barnet, N11

2 Bedrooms 1 Bathroom 1 Reception

Offers In Excess Of £360,000









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Key Features

- Two Double Bedrooms
- Split Level Apartment
- Open Plan Kitchen
- Four Piece Bathroom
- Loft Access
- Balcony With Views

Other Information

Tenure: Leasehold
Length of Lease: 153 Years
Ground Rent: Nil
Service Charge: £1,035.00 P/A
Council Tax Band: D

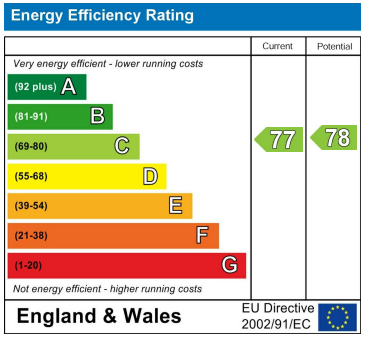


Nearest Stations

New Southgate Station	0.5 miles
Bounds Green Station	0.9 miles
Arnos Grove Station	1.4 miles

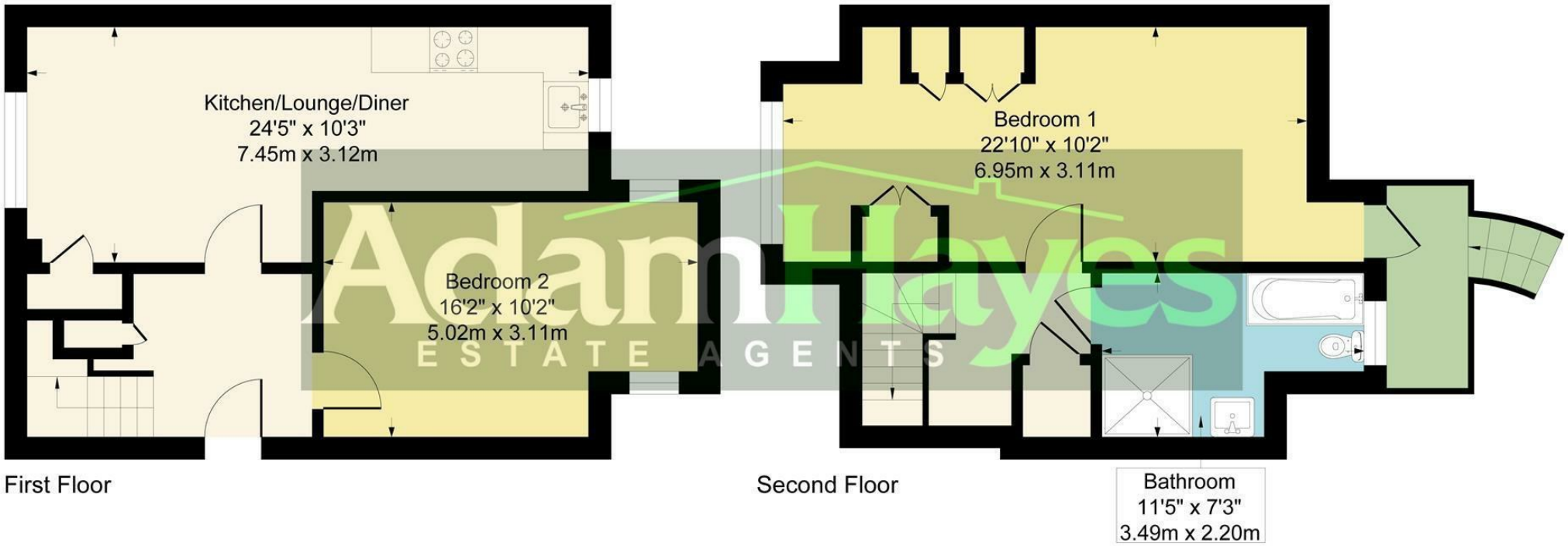
Property Description

Situated in this quiet turning off Colney Hatch Lane and within close proximity to Coppetts Wood is this stunning two double bedroom first floor split-level apartment. The property is flooded with natural light throughout and benefits from an approx. 24'5ft reception room with access to the kitchen overlooking the communal gardens. Further benefits include being offered to the market on a chain free basis, with the lower floor providing a spacious second double bedroom, whilst the principal bedroom is situated on the upper floor and enjoys direct access to the well-maintained communal gardens from a private balcony, a modern four-piece bathroom, allocated residents' parking and ample storage. The apartment is ideally positioned for Arnos Grove Underground Station and New Southgate Railway Station, with a wide selection of local shops, cafés, restaurants and green spaces close by. An excellent opportunity for first-time buyers, professional couples, downsizers and investors alike.



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Approximate Gross Internal Area
914 sq ft - 84 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.