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Grange Avenue, London, N12

Offers in Excess of £450,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two-bedroom ground floor maisonette
- Private section of rear garden
- Share of Freehold
- Recently renovated
- Period Features
- Side Access

### Nearest Stations

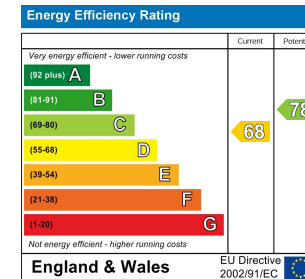
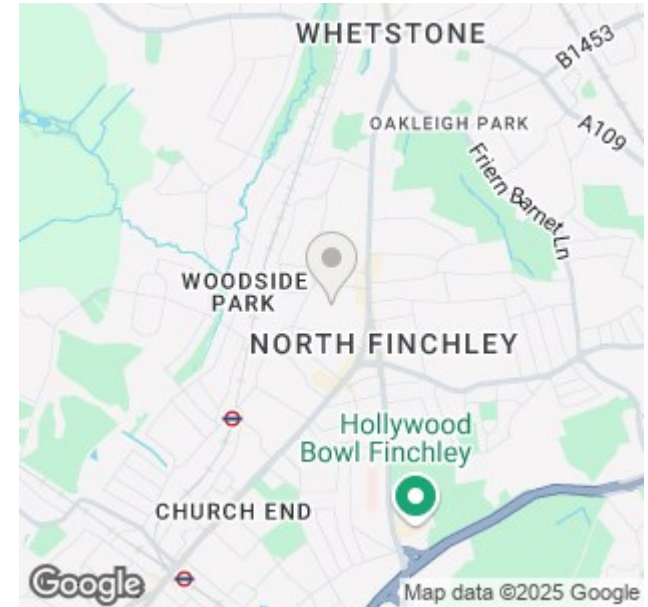
- Woodside Park Station 0.3 miles
- West Finchley Station 0.5 miles
- Totteridge & Whetstone Station 1.1 miles

### Property Description

**\*\*OPEN DAY SATURDAY 8TH FEBRUARY\*\*** We are delighted to offer this beautifully presented two bedroom ground floor maisonette for sale in the heart of North Finchley. This deceptively spacious property has been retained to an extremely high standard throughout and offers 726sq ft of internal living space to include a stunning front reception room flooded with natural light and boasting an attractive fire feature and high ceilings, A generously sized master bedroom with fitted wardrobes, a second bedroom currently being used as a home office, a family bathroom suite and a bespoke kitchen with space for dining which provides direct access to a private section of the rear garden. Located moments away from local schools, transport links and amenities the property is ideal for all buyers and is offered with a share of freehold. Further benefits include, side access, double glazing and gas central heating. Please contact us to arrange book your viewing slot!

### Other Information

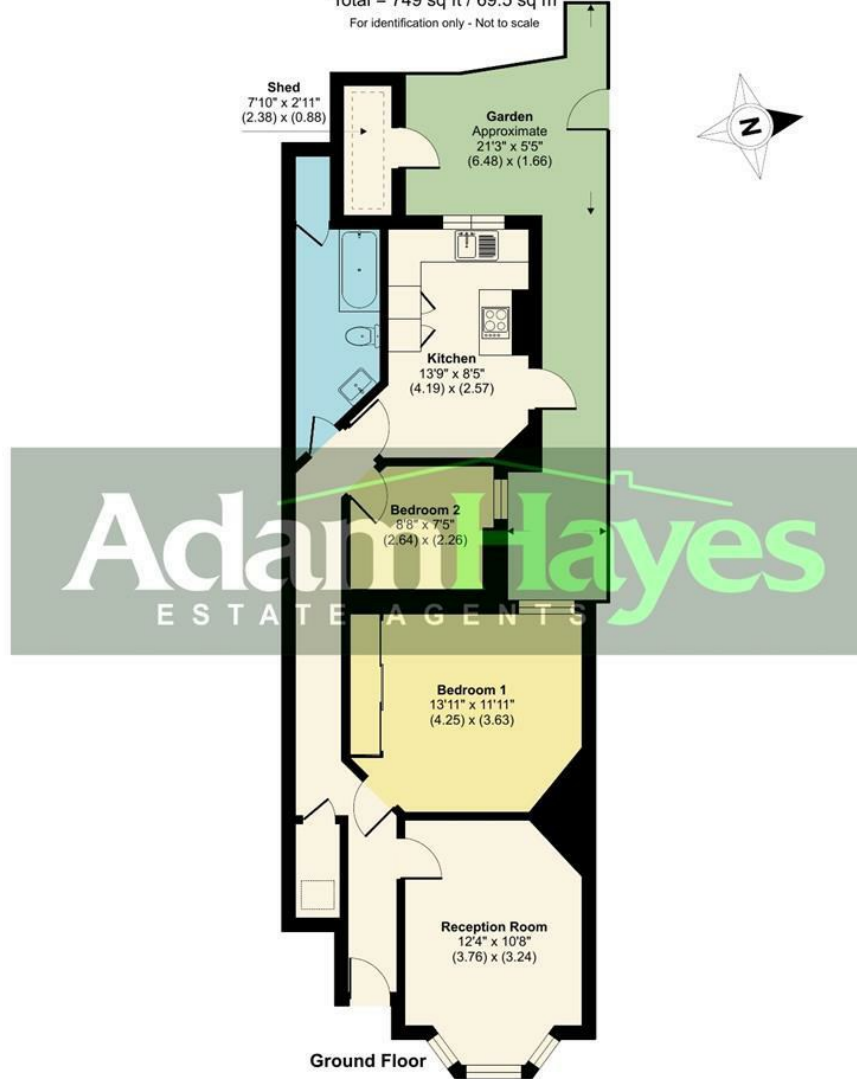
Tenure: Leasehold - Share of Freehold  
Length of Lease: 137 years  
Ground Rent: NIL  
Service Charge: NIL  
Council Tax Band: D



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Approximate Area = 726 sq ft / 67.4 sq m  
Outbuilding = 23 sq ft / 2.1 sq m  
Total = 749 sq ft / 69.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Adam Hayes Estate Agents. REF: 1238259

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.