



Grange Avenue, North Finchley, N12

£425,000

 2 Bedrooms  1 Bathroom  1 Reception



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)

# Grange Avenue, North Finchley, N12

## £425,000

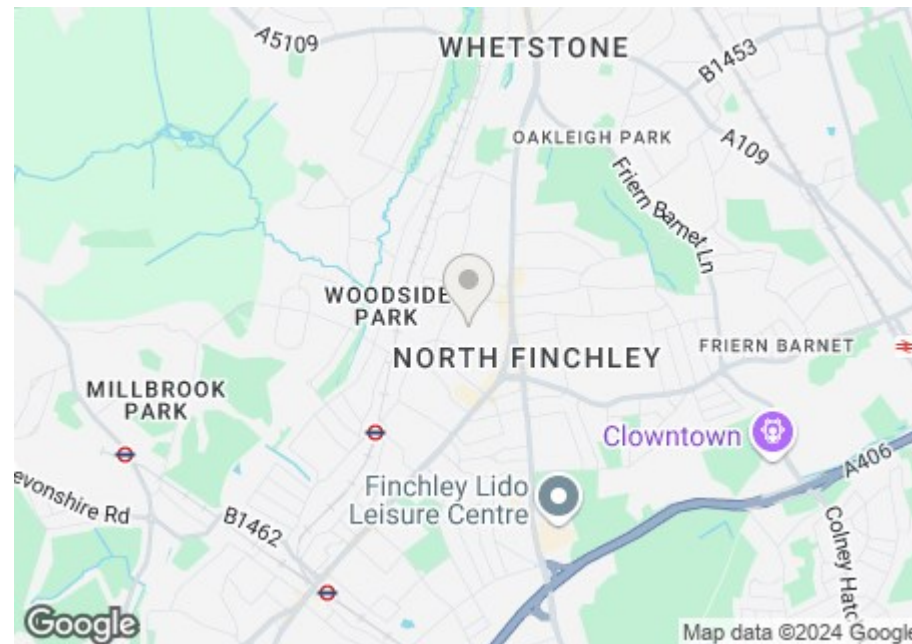
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Ground Floor Apartment
- Private Rear Garden
- In Need of Modernisation
- Separate Kitchen
- Within a Short Walk to Woodside Park Station

### Other Information

Tenure: Share of Freehold  
Length of Lease: TBC  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: D



### Nearest Stations

Woodside Park Station 0.3 miles  
West Finchley Station 0.7 miles  
Totteridge & Whetstone Station 1.0 miles

### Property Description

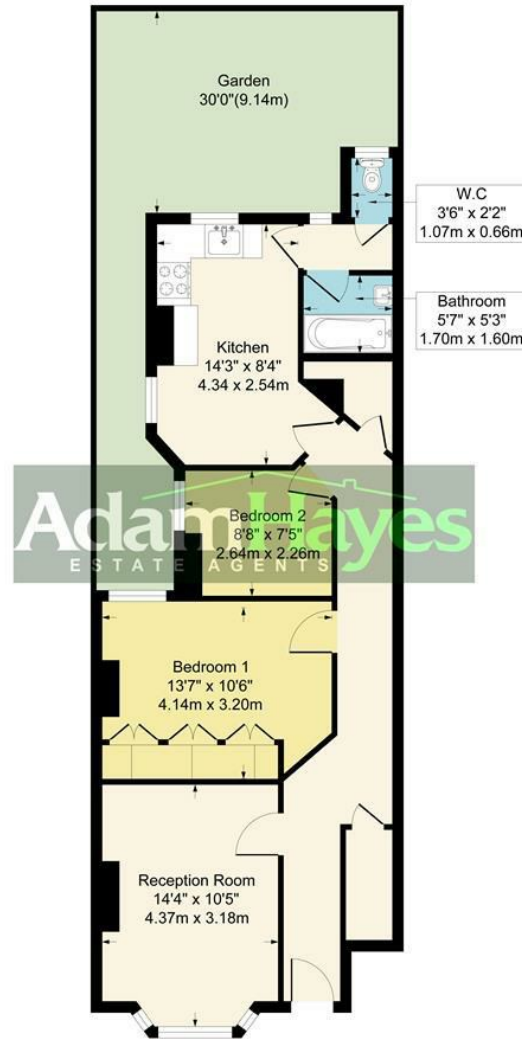
Conveniently located just minutes from North Finchley's High Road and Woodside Park Tube Station (Northern Line) is this unmodernised two-bedroom ground floor flat. The property is offered chain free and presents an excellent opportunity for those looking to transform a property into their ideal home. The property boasts a spacious bay-fronted reception room filled with natural light and features direct access to a private garden. Further benefits include a separate kitchen with space for a dining table, double-glazed windows and gas central heating. To fully appreciate the size, location, and condition 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		
	76	79
England & Wales	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  
700 sq ft - 65 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.