

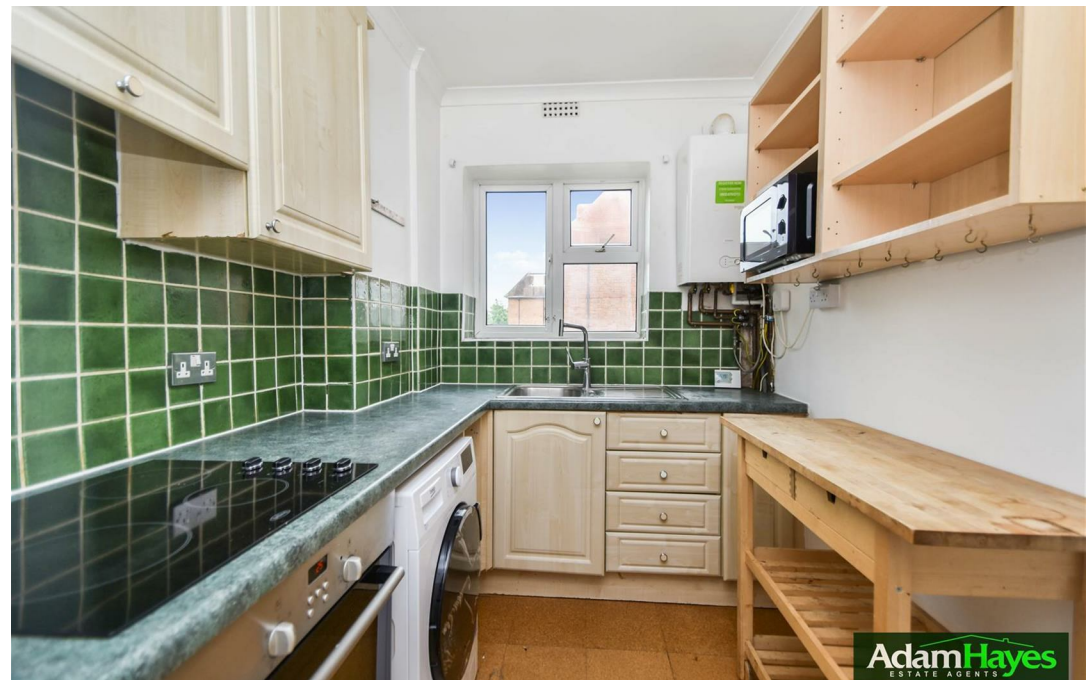


WARNING
GRANVILLE PLACE
PRIVATE PROPERTY
NO ENTRY WITHOUT PERMISSION & TICKET

High Road, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

Guide Price £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 Web: www.adam-hayes.co.uk

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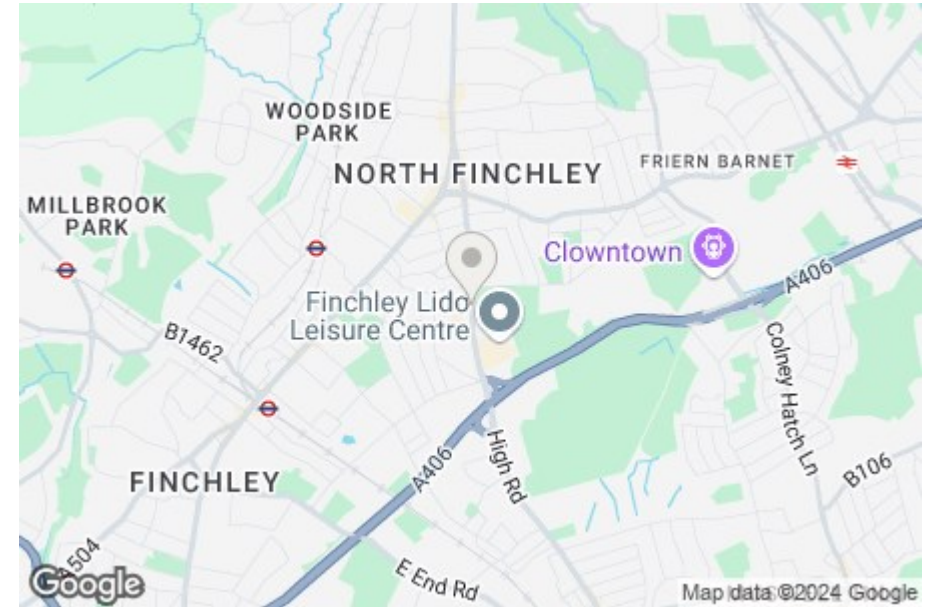
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Key Features

- Two Bedrooms
- First Floor Apartment
- Chain Free
- Double Glazing Windows
- Communal Gardens
- Gas Central Heating

Other Information

Tenure: Share of Freehold
Length of Lease: 990 Years
Ground Rent: Nil
Service Charge: £1,600.00 P/A
Council Tax Band: C



Nearest Stations

Finchley Central Station 0.6 miles
West Finchley Station 0.7 miles
Woodside Park Station 1.1 miles

Property Description

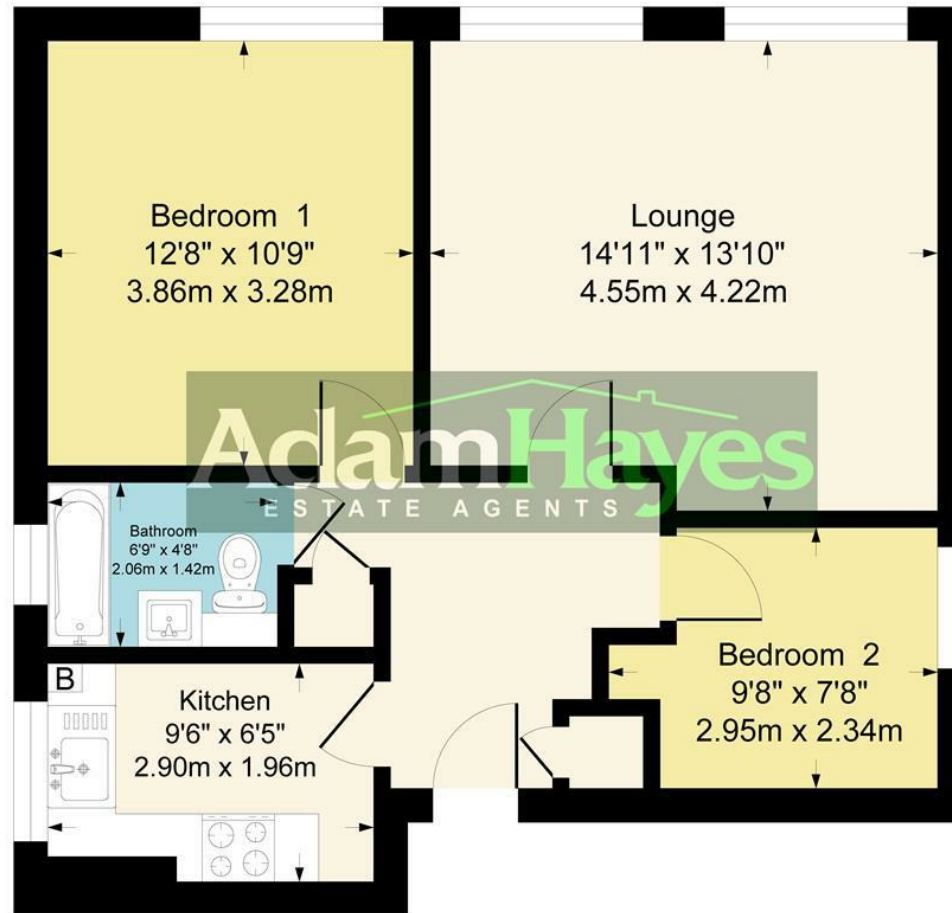
Located just a short distance from North Finchley's High Road, this two-bedroom First Floor apartment provides convenient access to local shops and amenities. The property features a modern, separate kitchen, a spacious reception room filled with natural light, a three-piece bathroom suite, double-glazed windows, and is offered chain-free. Additional benefits include access to communal gardens and a garage. Situated in a popular development, this flat is ideal for First-Time Buyers or Buy-To-Let Investors. To fully appreciate the size, style, and condition, an internal viewing is highly recommended through the vendor's 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
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Approximate Gross Internal Area
605 sq ft - 56 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.