





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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# Moss Hall Grove, North Finchley, N12

## Guide Price £450,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Ground Floor
- Balcony
- Modern Kitchen
- Wooden Flooring
- Double Glazing

### Other Information

Tenure: Share of Freehold  
Length of Lease: 990 Years  
Ground Rent: nil  
Service Charge: £1,380.00 P/A  
Council Tax Band: D




### Nearest Stations

West Finchley Station 0.2 miles  
Woodside park Station 0.5 miles  
Finchley Central Station 0.8 miles

### Property Description

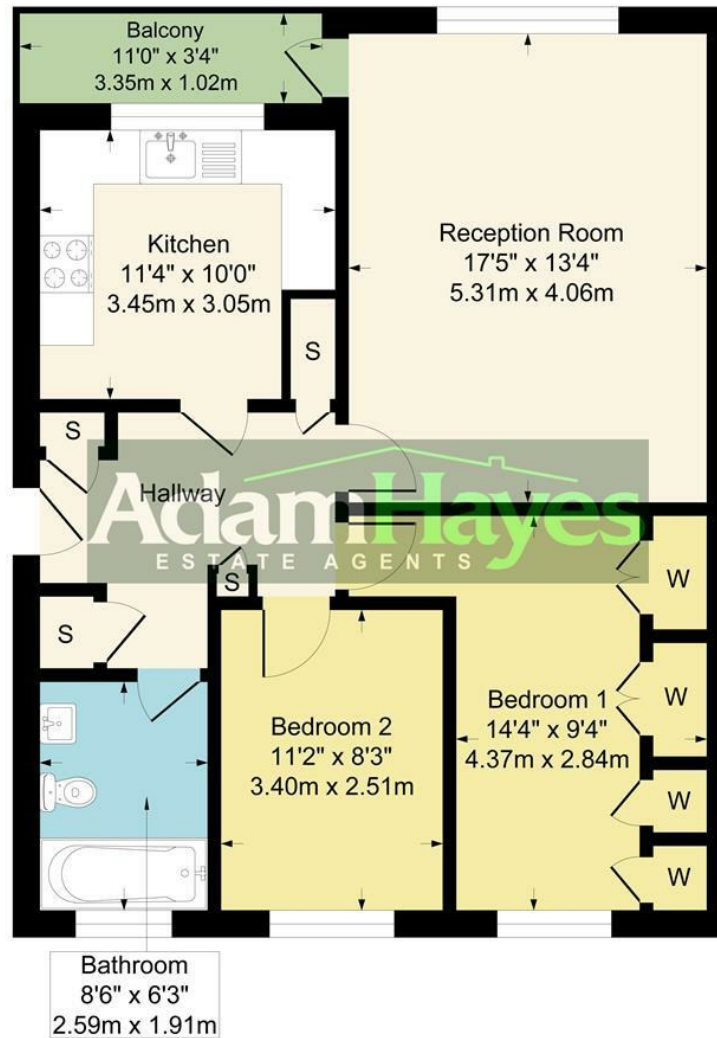
Situated within the Moss Hall School catchment area and just a short walk from West Finchley Tube Station (Northern Line) and various local amenities is this beautifully presented two-bedroom ground floor apartment. The property boasts wooden flooring throughout, a modern kitchen with stone countertops, a three-piece family bathroom, a private balcony, double-glazed windows and access to communal gardens. To fully appreciate the location, size, and condition of this apartment, 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		75
(55-68) D	66	
(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  
768 sq ft - 71 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.