





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)

# Friern Park, North Finchley, N12

## OIEO £500,000

 2 Bedrooms  1 Bathroom  1 Receptions

### Key Features

- Two Double Bedrooms
- Modern Open Plan Kitchen
- Loft Room
- Approx. 50 ft Private Garden
- Wren Academy Catchment
- Allocated Off Street Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 88 Years  
Ground Rent: £50.00 P/a  
Service Charge: Nil  
Building Insurance: £200.00 P/a  
Council Tax Band: C



### Nearest Stations

Woodside Park Station 0.8 miles  
New Southgate Station 1.0 miles  
West Finchley Station 1.1 miles

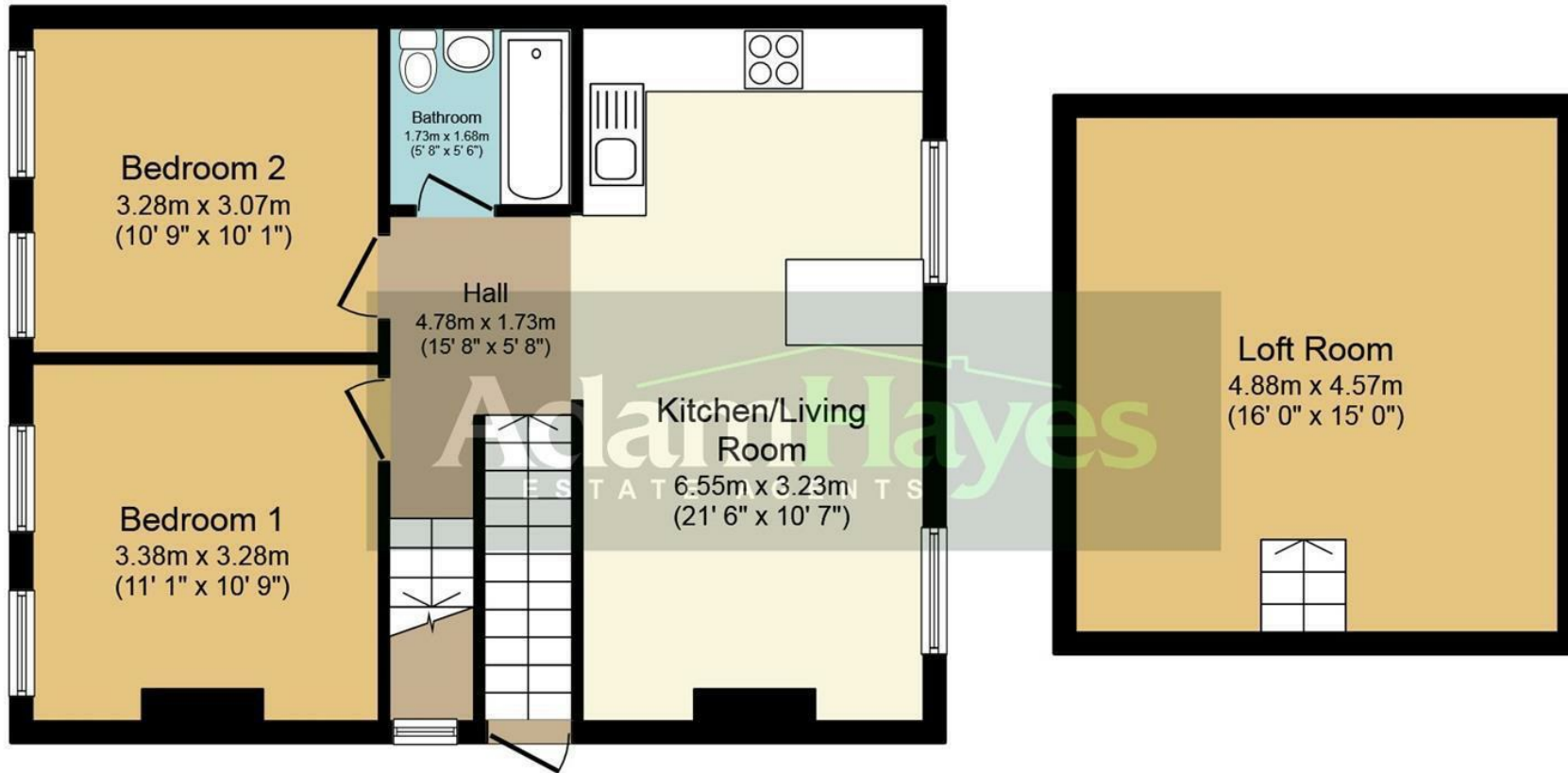
### Property Description

Situated on this tree lined road and within a short walking distance of Friary Park and Blacketts Brook is this two double bedroom periodic first floor maisonette. The property is in an immaculate condition and benefits from an approx. 21'6ft open plan reception room with a modern fitted kitchen and integrated appliances with windows overlooking the garden. Other notable features include a modern three-piece bathroom suite, two double bedrooms, and an inner lobby accessing to the converted loft, now serving as the loft room. The property also boasts charming character features such as high ceilings and a fireplace, along with double glazed windows throughout, off-street parking for one vehicle and an approx. 50 ft private garden. This home is ideal for first-time buyers or families seeking a harmonious blend of contemporary living and period charm, all while benefiting from being in the catchment of Wren Academy, and within proximity to desirable areas of Friern Barnet and North Finchley.

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		66	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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



Total floor area 77.0 sq. m. (829 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.