



Grove Road, North Finchley, N12

 2 Bedrooms  2 Bathrooms  1 Reception

OIEO £525,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Grove Road, North Finchley, N12

## OIEO £525,000

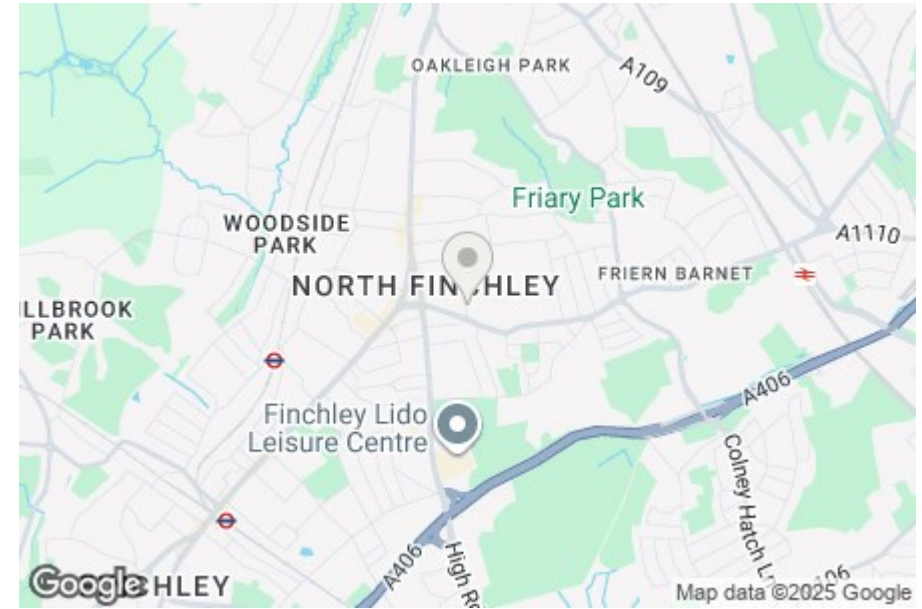
 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Two Bathrooms
- Split Level First Floor Maisonette
- Modern Open Plan Kitchen
- Chain Free
- Off Street Parking

### Other Information

Tenure: Share of Freehold  
Length of Lease: 999 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: C




### Nearest Stations

Woodside Park Station 0.6 miles  
West Finchley Station 0.7 miles  
Finchley Central Station 1.2 miles

### Property Description

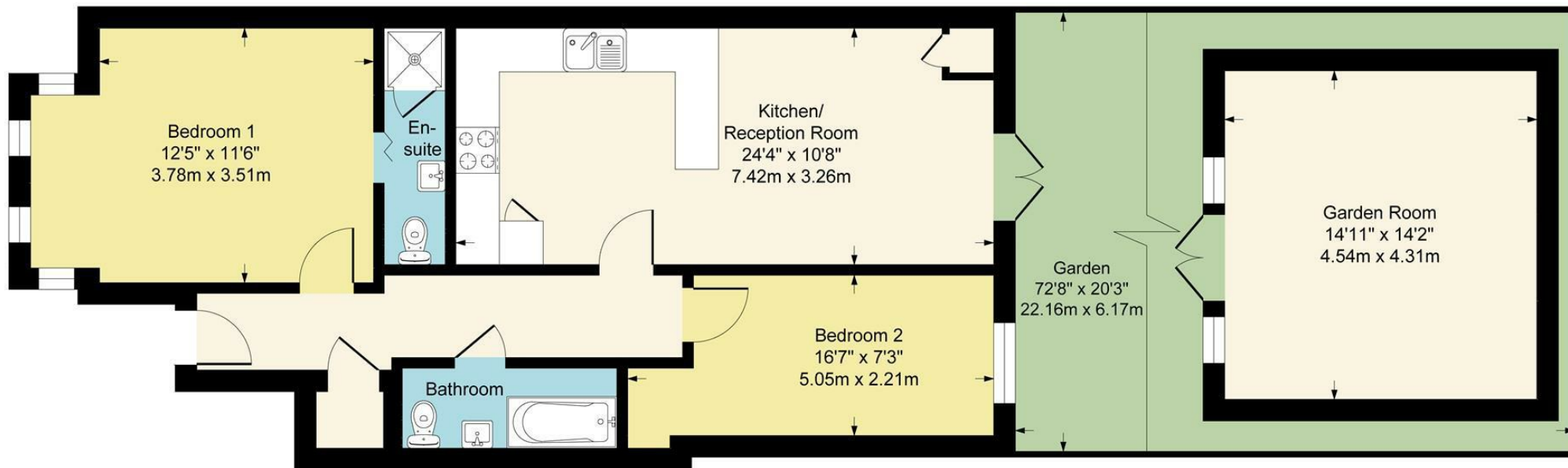
Situated at the turning off Woodhouse Road and within the catchment area for the highly regarded Wren Academy, is this stunning two bedroom, two bathroom split level first floor maisonette. The property is offered on a chain free basis and has been newly refurbished to a modern standard, benefitting from an approx. 24ft reception room with a Juliette balcony accessing the open plan modern fitted kitchen with a breakfast bar and integrated appliances. Other notable features include three generously sized bedrooms, with the main bedroom benefiting from fitted wardrobes, as well as two contemporary three-piece family bathroom suites and off street parking. Residents will also enjoy easy access to local shops and amenities on North Finchley's High Road, just a short walk from the property. To really appreciate the location, size and condition of this house, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**Approximate Gross Internal Area  
945 sq ft - 88 sq m  
(Including Outbuilding)**



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.