

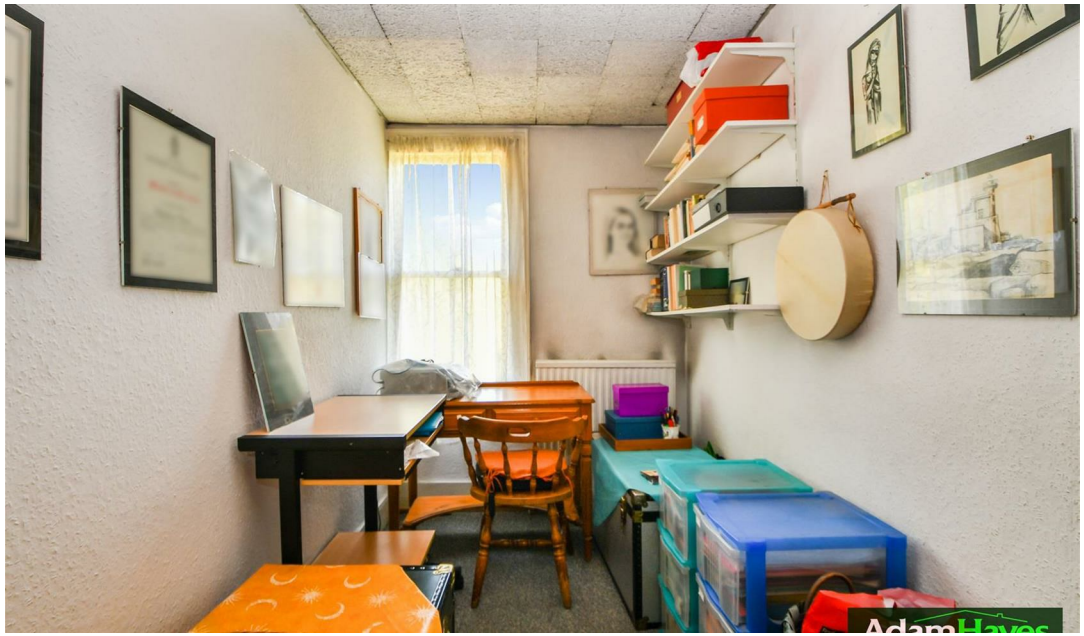
Holdenhurst Avenue, North Finchley, N12

£300,000

3 Bedrooms 1 Bathroom 1 Reception









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

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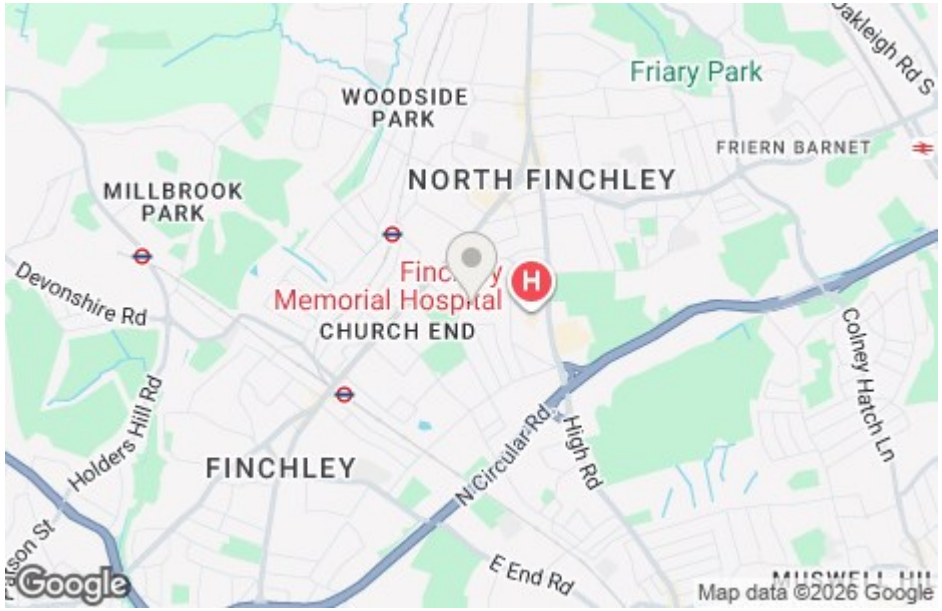
3 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Three Bedrooms
- First Floor Maisonette
- Access to Loft
- Modernisation Required
- Chain Free
- Short Walk To Victoria Park

Other Information

Tenure: Leasehold
Lease Years Remaining: 45 Years
Council Tax Band: D

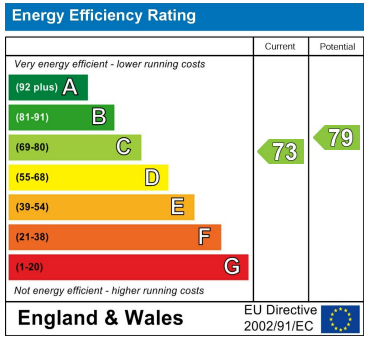


Nearest Stations

West Finchley Station	0.4 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.8 miles

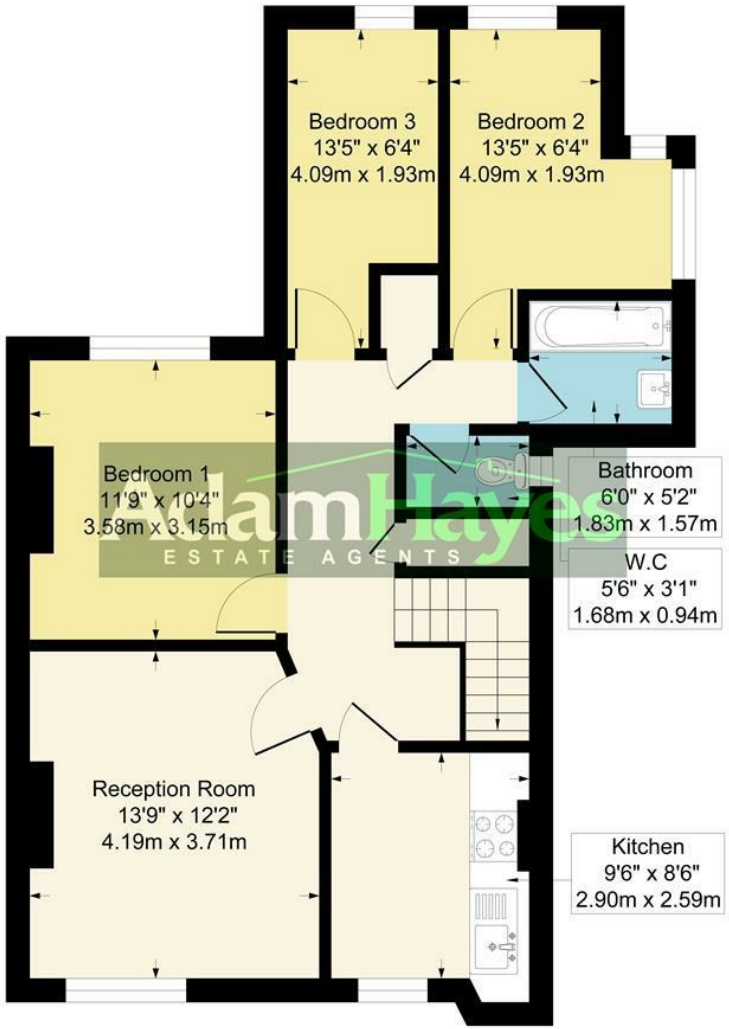
Property Description

CASH BUYERS ONLY – DUE TO LENGTH OF LEASE! Situated in this tree-lined avenue within minutes' walk of Victoria Park and local amenities is this three bedroom first floor maisonette, offered to the market chain free. The property features a 13'9 reception room, a separate kitchen with ample storage, loft access, and a front garden. Requiring modernisation, the home offers excellent potential, including scope for a loft conversion (STPP). With a remaining lease term of approximately 45 years, this property represents a fantastic investment opportunity for cash buyers seeking a project in a desirable location. To fully appreciate the size, potential, and setting, an internal viewing is highly recommended via the vendors' sole agent Adam Hayes Estate Agents.



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Approximate Gross Internal Area
72 sq ft - 773 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.