



High Road, North Finchley, N12

£300,000

 1 Bedroom  1 Bathroom  1 Reception



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
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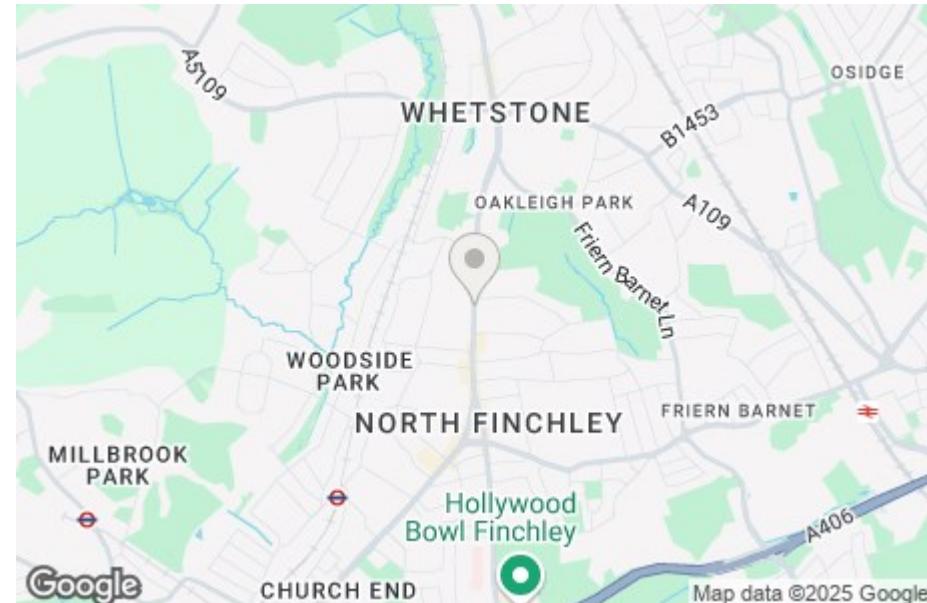
1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Bedroom Second Floor Apartment
- Modern Kitchen
- Balcony
- Underground Parking
- Excellent Opportunity for First Time Buyers & Buy To Let Investors
- Available on 35% Shared Ownership Basis of £110,250

### Other Information

Tenure: Leasehold  
Length of Lease: 118 Years  
Ground Rent: Nil  
Service Charge: £3,188.16 P/A  
Council Tax Band: D



### Nearest Stations

Woodside Park Station	0.4 miles
Totteridge & Whetstone Station	0.7 miles
West Finchley Station	0.9 miles

### Property Description

Situated in a modern sought-after development and within a short walk from North Finchley's Vibrant High Road is this one double bedroom apartment located on the second floor. The property benefits from an approx. 20ft reception room, leading to an open plan fitted kitchen and access to a private balcony, a modern three-piece bathroom suite and secure underground parking. The opportunity to acquire this home is best suited to First Time Buyers and Buy to Let Investors, offered on a chain free basis and available on 35% Shared Ownership basis of £110,250.00. To really appreciate the style, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(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

554 sq ft - 52 sq m



## Second Floor

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.