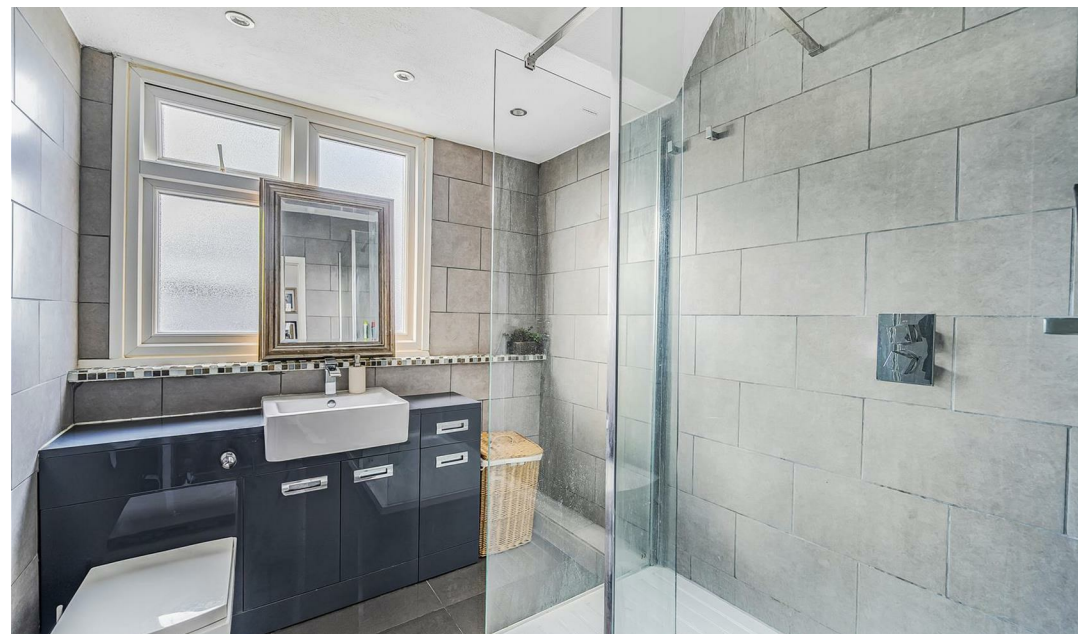




High Road, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £325,000



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

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# High Road, North Finchley, N12

## OIEO £325,000

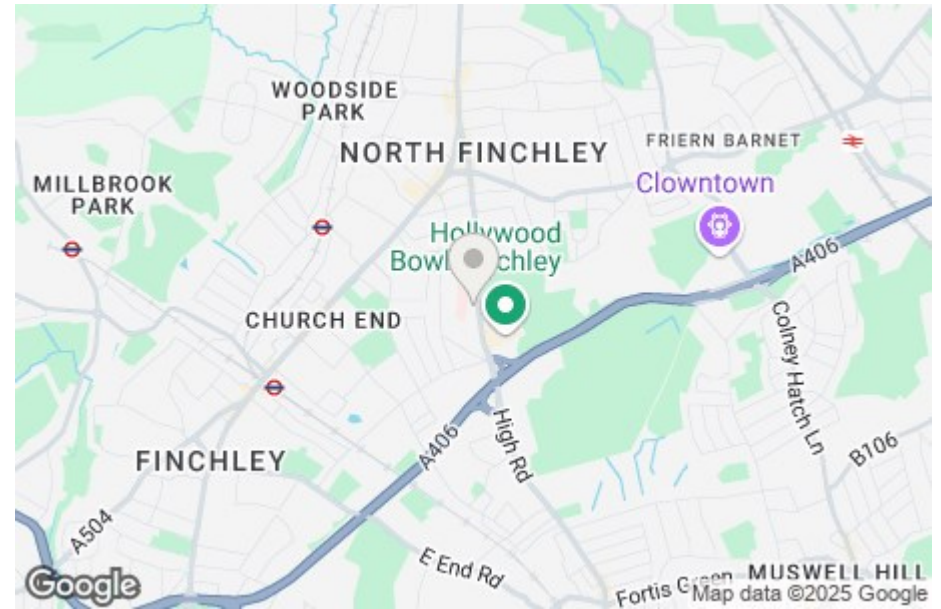
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Modern Kitchen
- Double Glazing
- Chain Free
- Off Street Parking
- Communal Gardens

### Other Information

Tenure: Share of Freehold  
Length of Lease: 946 Years  
Ground Rent: Nil  
Service Charge: £1,622.00 P/A  
Council Tax Band: C



### Nearest Stations

Finchley Central Station 0.6 miles  
West Finchley Station 0.7 miles  
Woodside Park Station 1.1 miles

### Property Description

Located just a short distance from North Finchley's High Road, this bright and spacious two-bedroom top floor apartment which provides convenient access to local shops and amenities. The property features a modern, separate kitchen, a spacious reception room filled with natural light, a three-piece bathroom suite, double-glazed windows, and is offered chain-free. Additional benefits include access to communal gardens and off-street parking. Situated in a popular development, this flat is ideal for First-Time Buyers or Buy-To-Let Investors. To fully appreciate the size, style, and condition, 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			
(55-68) D			
(39-54) E			
(21-38) F		30	49
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

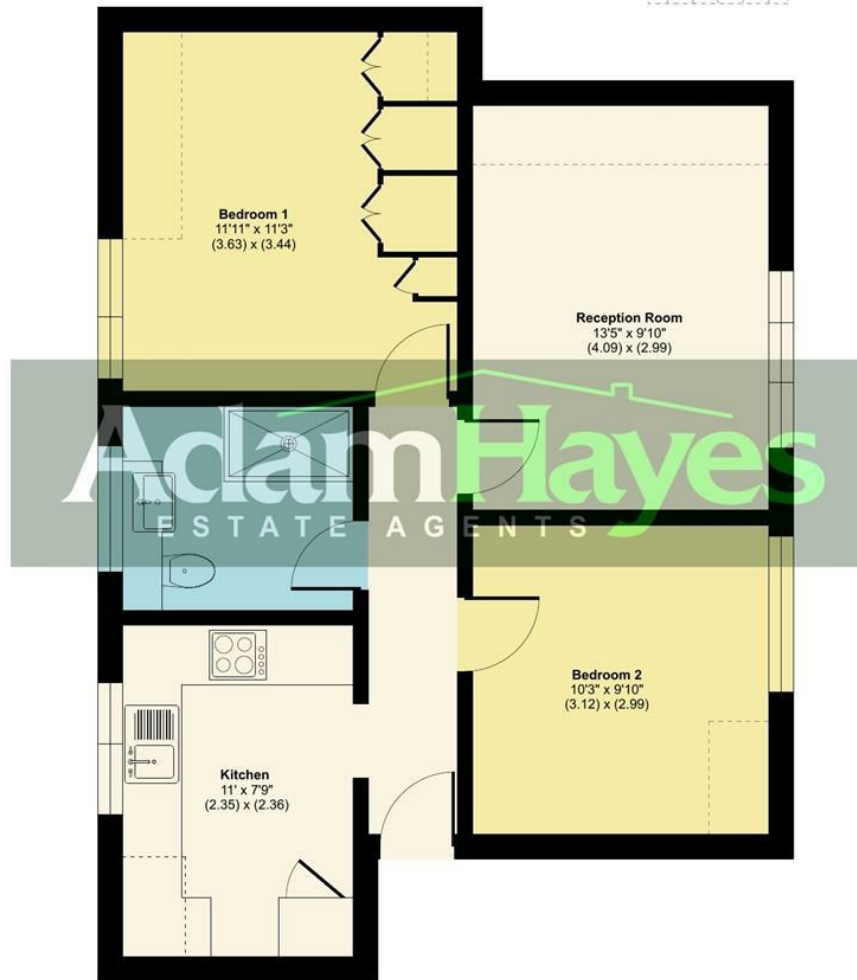
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Approximate Area = 524 sq ft / 48.6 sq m  
Limited Use Area(s) = 50 sq ft / 4.6 sq m  
Total = 574 sq ft / 53.2 sq m  
For identification only - Not to scale



Denotes restricted head height



Third Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1203112.

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.