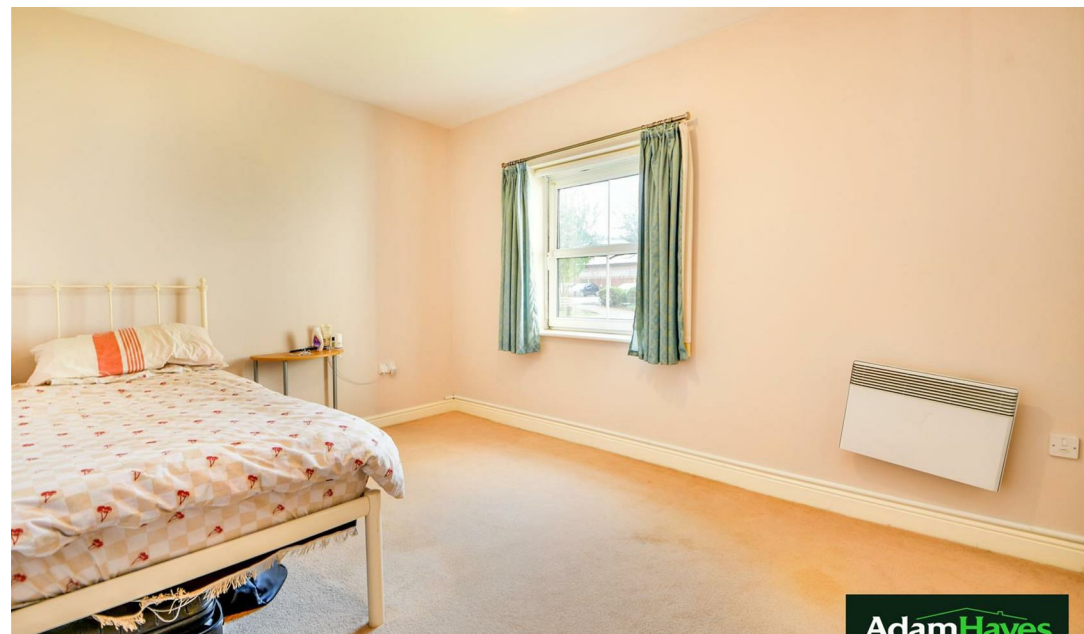
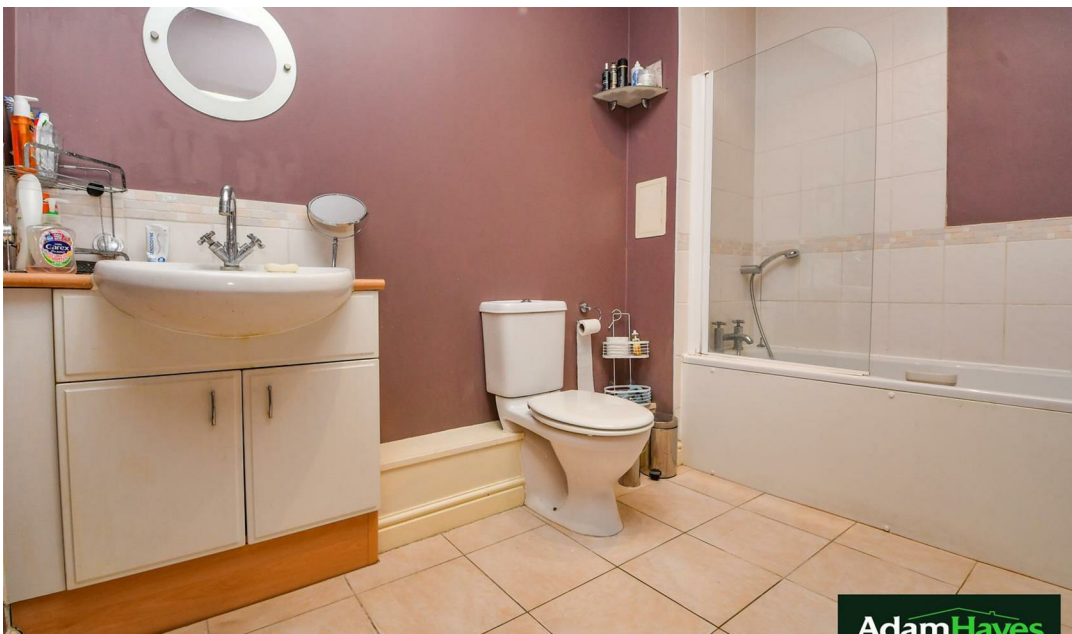




High Road, North Finchley, N12

 2 Bedrooms  2 Bathrooms  1 Reception

OIEO £400,000



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

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# High Road, North Finchley, N12

## OIEO £400,000

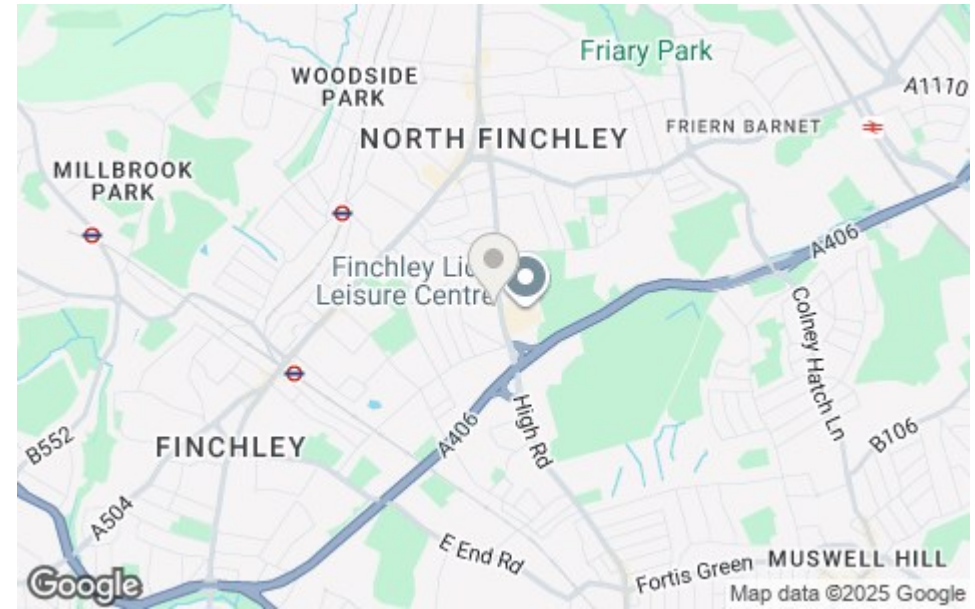
 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedroom
- Two Bathroom
- Ground Floor
- Chain Free
- Off Street Parking
- Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: 107 Years  
Ground Rent: £3,120.00 P/a  
Service Charge: £250.00 P/A  
Council Tax Band: E



### Nearest Stations

West Finchley Station	0.7 miles
Finchley Central Station	0.8 miles
Woodside Park Station	1.1 miles

### Property Description

Set back off North Finchley High Road in this popular lift serviced purpose built block and within minutes' walk of local shops including the popular Hollywood Bowl is this exceptional two bedroom, two bathroom (one ensuite) ground floor flat.

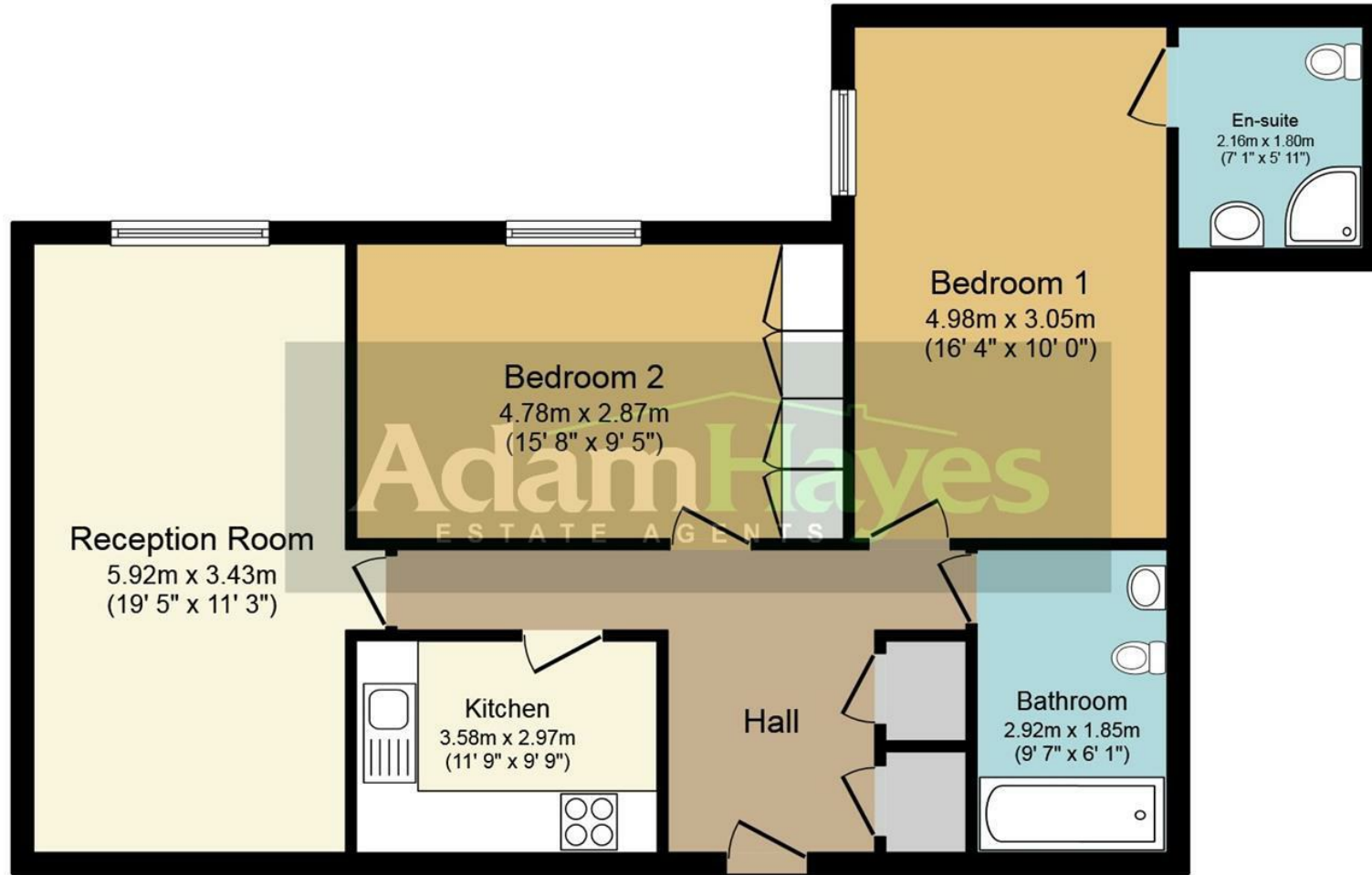
The property is chain-free and boasts a generously sized reception room flooded with natural light, allocated off-street parking, a modern kitchen with integrated appliances, ample storage space, and access to communal gardens.

To fully grasp the spaciousness, convenient location, and potential of this property, we highly recommend scheduling an internal viewing through the exclusive 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		79	84
(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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## Floor Plan

Total floor area 91.8 sq.m. (988 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.