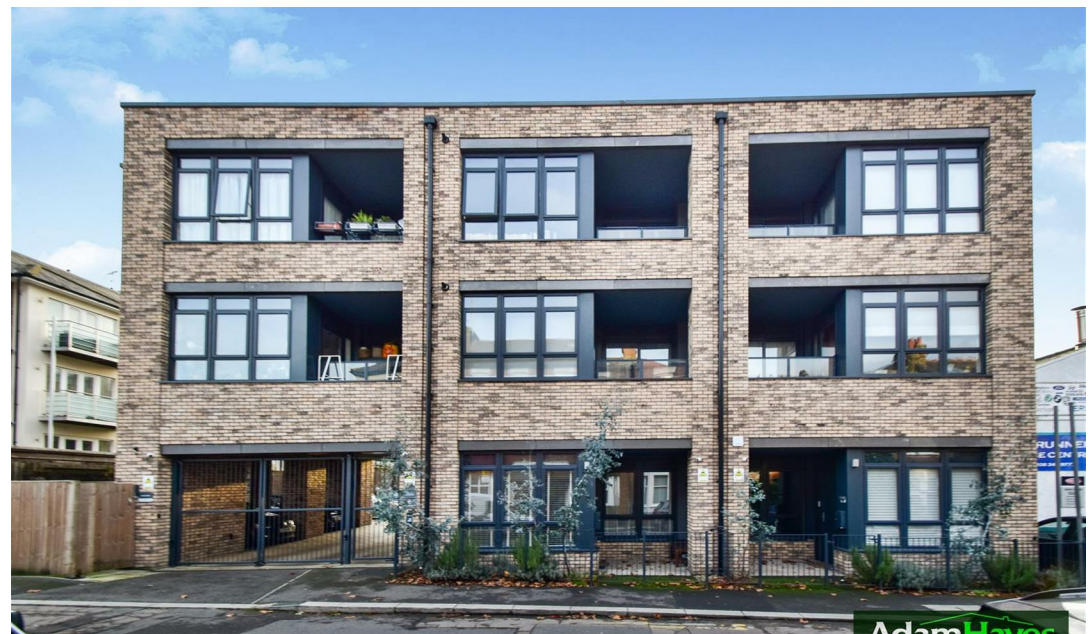








Adam Hayes - Finchley Central Office - Lettings 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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# Gruneisen Road, Finchley Central, N3

£1,695 PCM

1 Bedrooms 1 Bathrooms 1 Receptions

## Key Features

- Modern gated development
- Cul-de-sac location
- Bright open-plan kitchen / lounge
- Gated entrance
- Walking distance to West Finchley Tube Station
- Separate sleeping area

## Other Information

Council Tax Band: C  
Length of Tenancy: Long Let  
Deposit: £1,955



## Nearest Stations

West Finchley Station 0.2 miles  
Finchley Central Station 0.5 miles  
Woodside Park Station 0.8 miles

## Property Description

A spacious studio / one-bedroom purpose-built apartment set on the second floor of a modern, gated development tucked away in a quiet cul-de-sac just off Ballards Lane. Ideally positioned moments from Victoria Park and within easy reach of local shops, bus routes and Finchley Central Underground station. The apartment offers bright, modern living with an open-plan fitted kitchen, wooden flooring, a contemporary bathroom and a cosy, separate sleeping area. Additional benefits include double glazing, gas central heating, a utility cupboard, ample storage and lift access. With a variety of shops, cafés and everyday amenities only a short walk away, this home is perfectly placed for both commuting and day-to-day convenience. Early viewing is strongly advised.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 83      | 83        |
| (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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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.