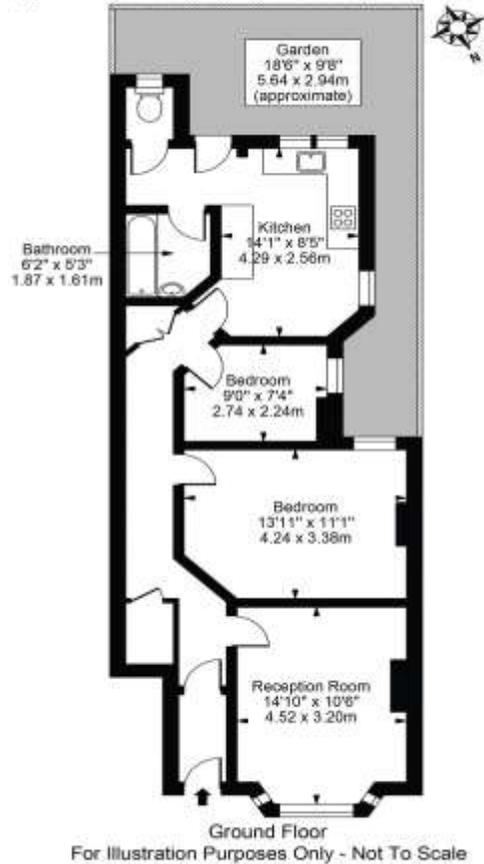




Grange Avenue, London, N12 8DL

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Approx. Gross Internal Area 734 Sq Ft - 68.17 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Grange Avenue, London,

- Ground Floor Maisonette
- Two Bedrooms
- Private Garden
- Woodside Park Tube Station 0.3 Miles
- Sold With New 175 Year Long Lease

Tenure: Leasehold
EPC Rating: D

£475,000



Situated along a tree lined road you will find this well presented two bedroom ground floor maisonette. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

Upon entering the residence you will find two good-sized bedrooms, bay fronted reception room, separate fitted kitchen, separate shower and w/c. The property also benefits from its own front door and private garden. This property is in close proximity to local shops amenities. Woodside Park Tube Station is located 0.3 miles away. The property will also be sold with a newly extended lease of 175 years with no ground rent. This property is ideal for first time buyers & buy to let investors.

view this property online barnardmarcus.co.uk/Property/NFY107491

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NFY107491 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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