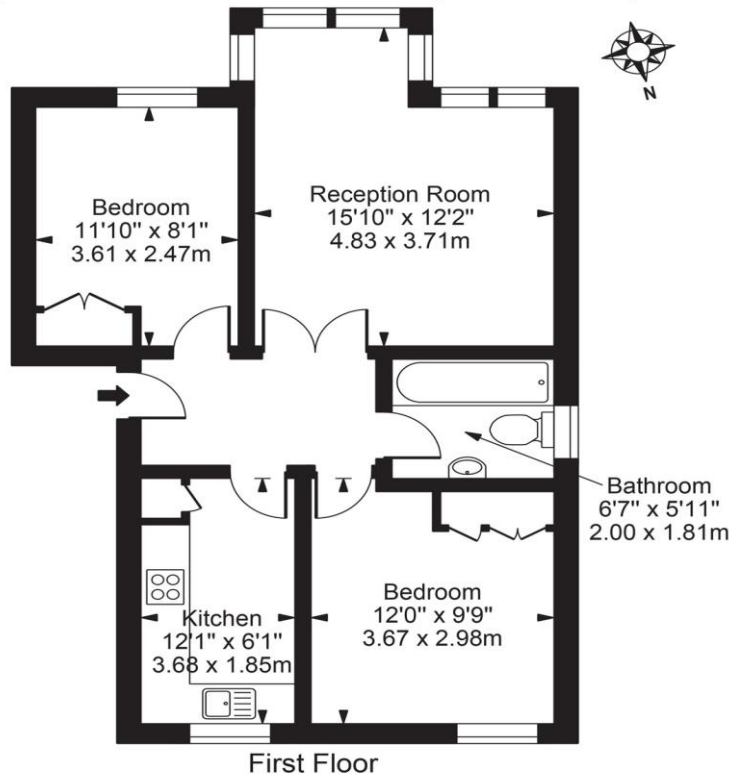




Waterville Lodge, Friern Park, London, N12 9BL

Waterville Lodge, Friern Park, N12

Approx. Gross Internal Area 585 Sq Ft - 54.39 Sq M



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 Waterville Lodge, Friern Park, London,

- Two Bedrooms
- Purpose Built
- Chain-Free
- Close to Amenities
- First Floor

Tenure: Leasehold

EPC Rating: C

£400,000



Welcome to this delightful two-bedroom first floor apartment in the prestigious Waterville Lodge. This charming residence offers a spacious and bright living area with large windows that provide an abundance of natural light. The well-appointed kitchen features ample storage and workspace, ideal for everyday cooking. Both bedrooms are generously sized, with the master bedroom offering built-in wardrobes for additional convenience. The family bathroom is tastefully finished with quality fixtures. Residents of Waterville Lodge benefit from well-maintained communal gardens and secure entry. Located in a desirable area, this apartment is within easy reach of local amenities, transport links, and green spaces, making it perfect for professionals, couples, or small families seeking a comfortable and convenient home.

North Finchley is a dynamic and family-friendly suburb in North London, known for its excellent amenities and welcoming community. The area boasts a diverse range of shopping options, from high street brands to independent boutiques, particularly around the bustling Tally Ho Corner. Food enthusiasts will appreciate the variety of cafes, restaurants and pubs, offering cuisines from around the world. North Finchley is also well-served by public transport, with several bus routes and Woodside Park station on the Northern Line providing easy access to Central London. Families are drawn to the area for its outstanding schools and plentiful green spaces such as Victoria Park and Friary Park, which offer recreational opportunities and a breath of fresh air. With its blend of suburban tranquillity and urban convenience, North Finchley is an attractive destination for both families and professionals.

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107697 - 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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barnard marcus



020 8446 4143



NorthFinchley@barnardmarcus.co.uk



814 High Road, North Finchley, LONDON, N12 9QY



barnardmarcus.co.uk