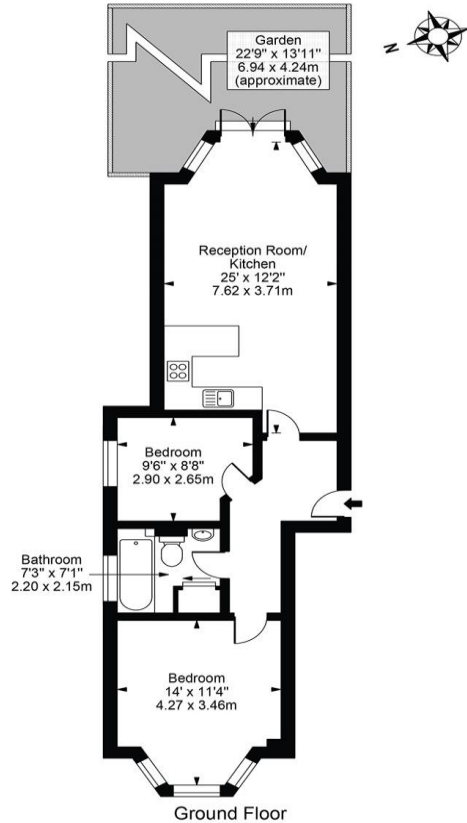




**Alexandra Grove, London N12 8HE**

## Alexandra Grove, N12 8HE

Approx. Gross Internal Area 647 Sq Ft - 60.13 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 Alexandra Grove, London

- Modern Build
- Chain-Free
- Open-Plan
- Private Garden
- Off-Street Parking

Tenure: Leasehold

EPC Rating: Awaiting

# £550,000



This modern and bright ground floor garden flat offers a blend of contemporary design and comfortable living. The property features two well-proportioned bedrooms, each filled with natural light.

The spacious living area is designed for relaxation and leads directly onto a private garden, perfect for outdoor dining and entertaining. The sleek, fully fitted kitchen comes equipped with high-quality appliances and ample storage. The stylish bathroom is finished to a high standard with modern fixtures. With a seamless flow between indoor and outdoor spaces, this flat is ideal for those seeking both convenience and tranquillity in a vibrant neighbourhood.

North Finchley is a lively area in North London, offering a mix of suburban charm and urban convenience. The bustling high street features a variety of shops, cafes, and restaurants. With excellent schools, parks like Friary Park, and strong transport links via the Northern Line, it's ideal for families and professionals seeking a well-connected, community-focused neighbourhood.

## view this property online [barnardmarcus.co.uk/Property/NFY107730](http://barnardmarcus.co.uk/Property/NFY107730)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2014. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



### Property Ref:

NFY107730 - 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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