

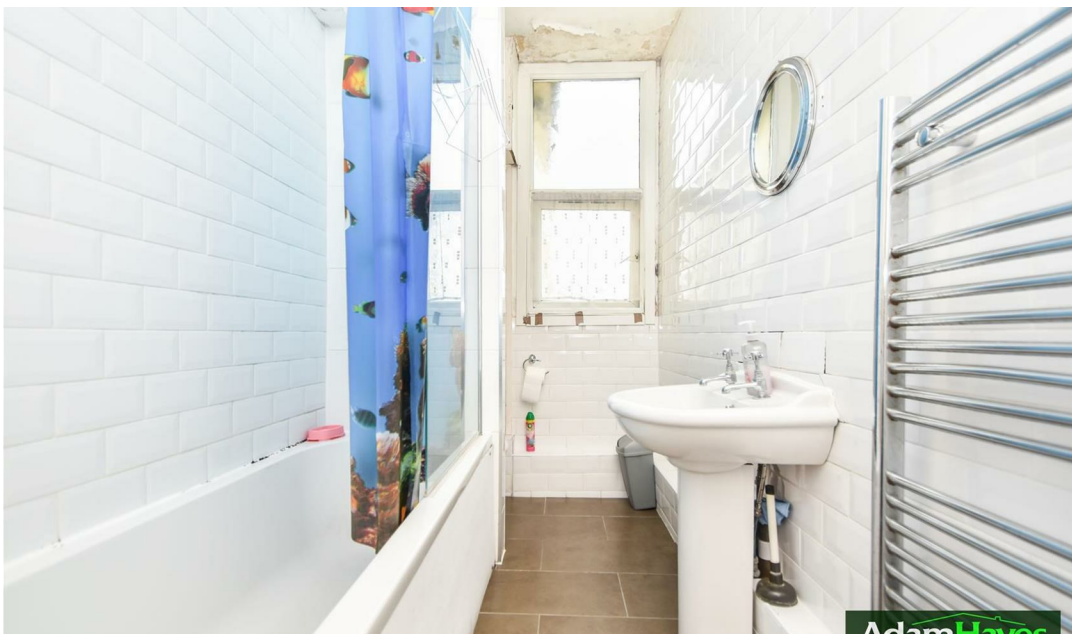


Grange Avenue, North Finchley, N12

OIEO £400,000

 2 Bedrooms  1 Bathroom  1 Reception





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

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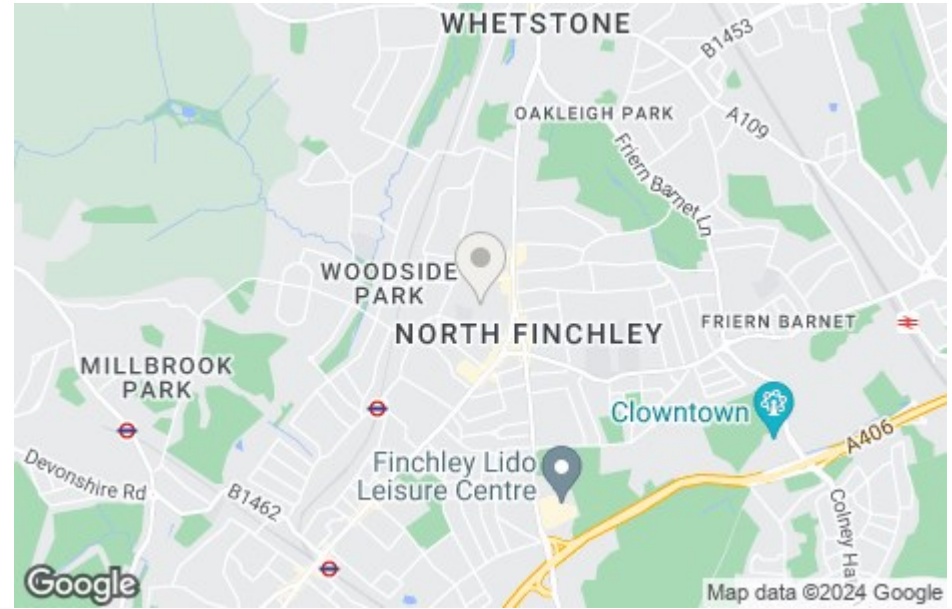
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### Key Features

- Two Bedrooms
- First Floor Maisonette
- Separate Modern Kitchen
- High Ceilings
- Gas Central Heating
- Walking Distance to West Finchley & Woodside Park Station

### Other Information

Tenure: Leasehold  
Length of Lease: 87 Years  
Ground Rent: £100.00 P/A  
Service Charge: Nil  
Building Insurance: £124.00 P/A  
Council Tax Band: D




### Nearest Stations

Woodside Park Station 0.3 miles  
West Finchley Station 0.5 miles  
Totteridge & Whetstone Station 1.1 miles

### Property Description

This contemporary two-bedroom first-floor maisonette is ideally situated just a short walk from North Finchley's High Road and Woodside Park Tube Station (Northern Line). The property boasts a spacious reception room with abundant natural light and wooden flooring. Further features include a separate modern kitchen, double-glazed windows, high ceilings, gas central heating, a modern three-piece family bathroom, and a private entrance. To fully appreciate the size, location, and condition of this home, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	78
	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area  
721 sq ft - 67 sq m



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.