

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

OIEO £400,000

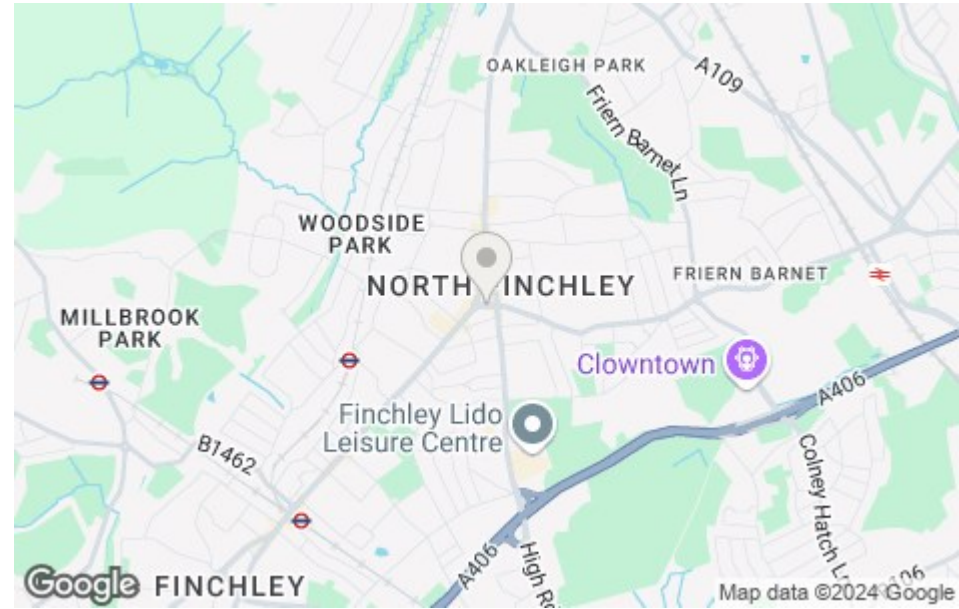
2 Bedrooms 2 Bathrooms 1 Receptions

Key Features

- Two Double Bedrooms
- Two Bathrooms
- Ninth Floor Apartment
- 24HR Concierge
- Separate Modern Kitchen
- Balcony

Other Information

Tenure: Leasehold
Length of Lease: 103 Years
Ground Rent: £100.00 P/A
Service Charge: £5,749.44 P/A
Council Tax Band: D



Nearest Stations

Woodside Park Station 0.5 miles
West Finchley Station 0.6 miles
Finchley Central Station 1.0 miles

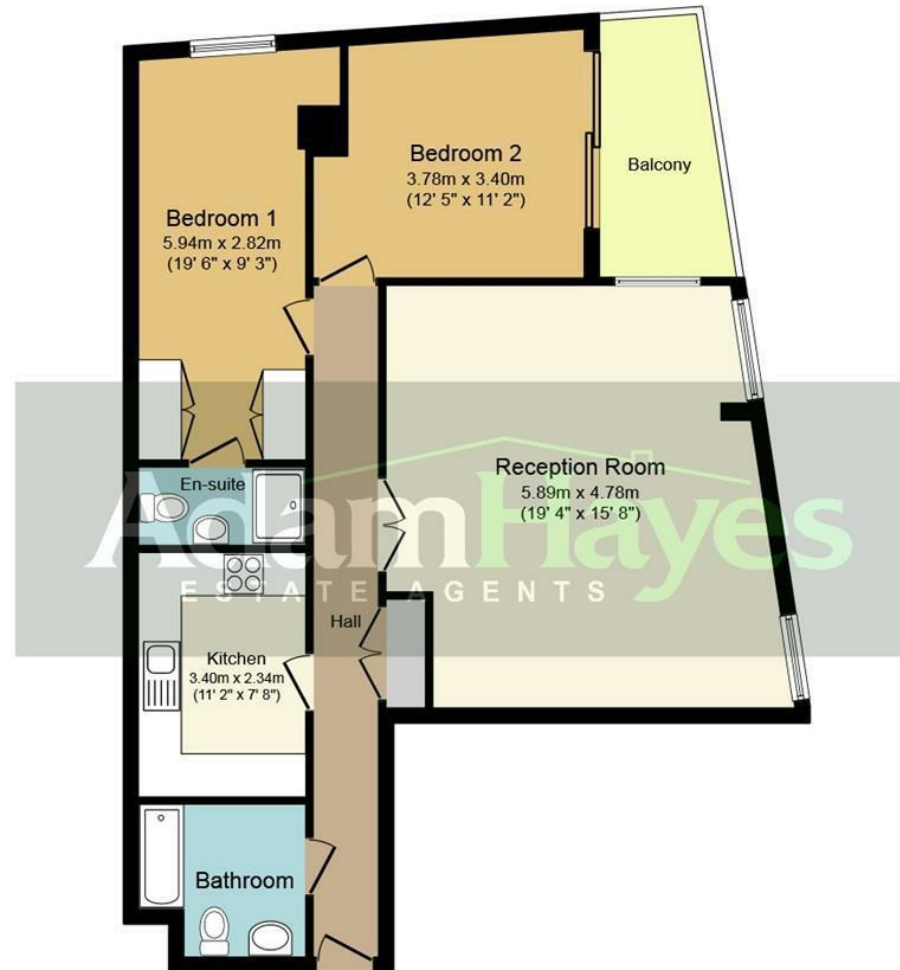
Property Description

Located in the heart of Tally Ho, North Finchley, this well-presented ninth-floor luxury apartment offers two bedrooms and two bathrooms (including an en-suite shower). Set within a popular lift-serviced block, the property features a 24-hour concierge, a 19ft reception room with gorgeous panoramic views of London, a separate modern fitted kitchen, a balcony, fitted wardrobes in the master bedroom, and underground parking for one car. Further benefits include the property being chain-free and within a short walking distance of local shops and amenities. To fully appreciate the size, location, and condition, 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) A			
(81-91) B		76	78
(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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Floor Plan

Total floor area 83.4 sq. m. (898 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.