




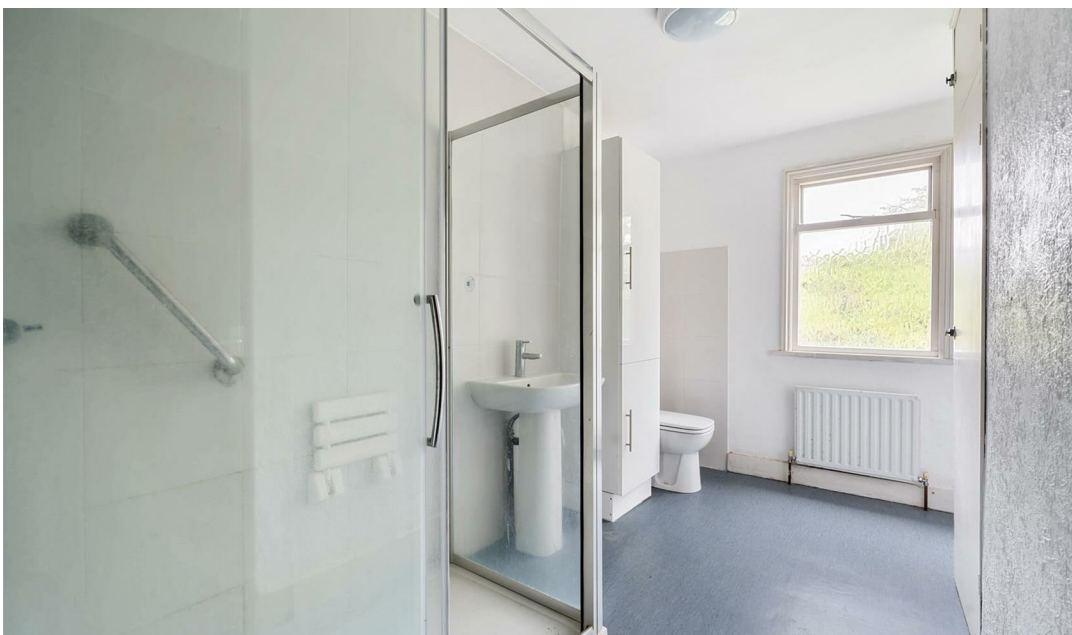
FOR SALE
AdamHayes
ESTATE AGENTS
020 8445 4008
www.adam-hayes.co.uk



Lodge Lane, North Finchley, N12

Guide Price £525,000

 2 Bedrooms  1 Bathroom  2 Receptions



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

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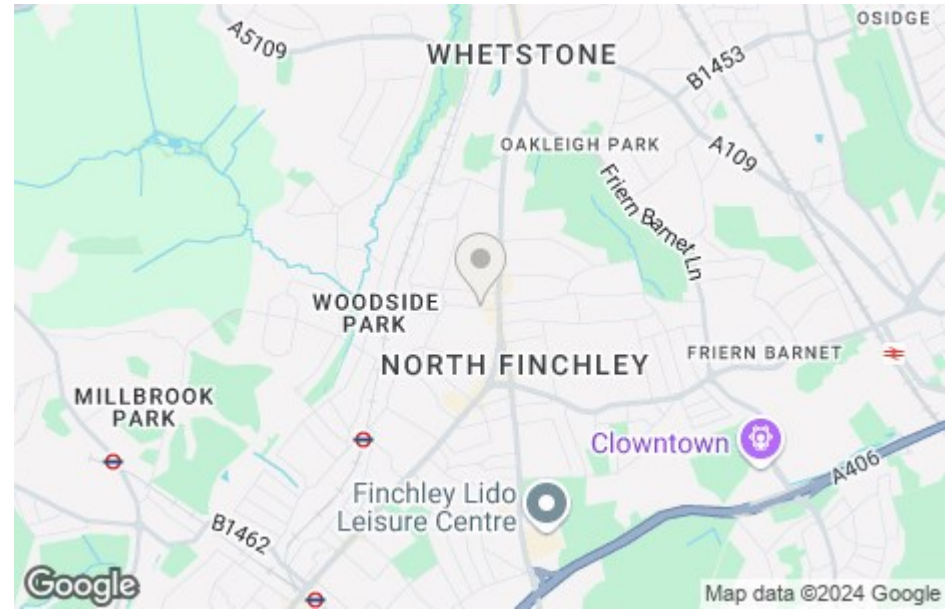
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Key Features

- Two Double Bedrooms
- Unmodernised
- Separate Kitchen
- Chain Free
- Within A Few Minutes' Walk from Local Amenities & Transport Links
- Front & Rear Garden

Other Information

Tenure: Freehold
Council Tax Band: E




Nearest Stations

- Woodside Park Station 0.3 miles
- West Finchley Station 0.7 miles
- Totteridge & Whetstone Station 0.9 miles

Property Description

Located in the heart of North Finchley and within a short walk from local shops, amenities, and Woodside Park Tube Station (Northern Line), is this unmodernised two double bedroom semi-detached house. The property is offered chain free and benefits from an approximately 22ft through the house with light leading to a separate kitchen and an approx. 46ft rear garden. The first floor comprises two generously sized bedrooms and a family bathroom with a three-piece suite. This property offers a fantastic opportunity for buyers seeking to transform it into their dream home. To fully appreciate the size, location, and potential of this property, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

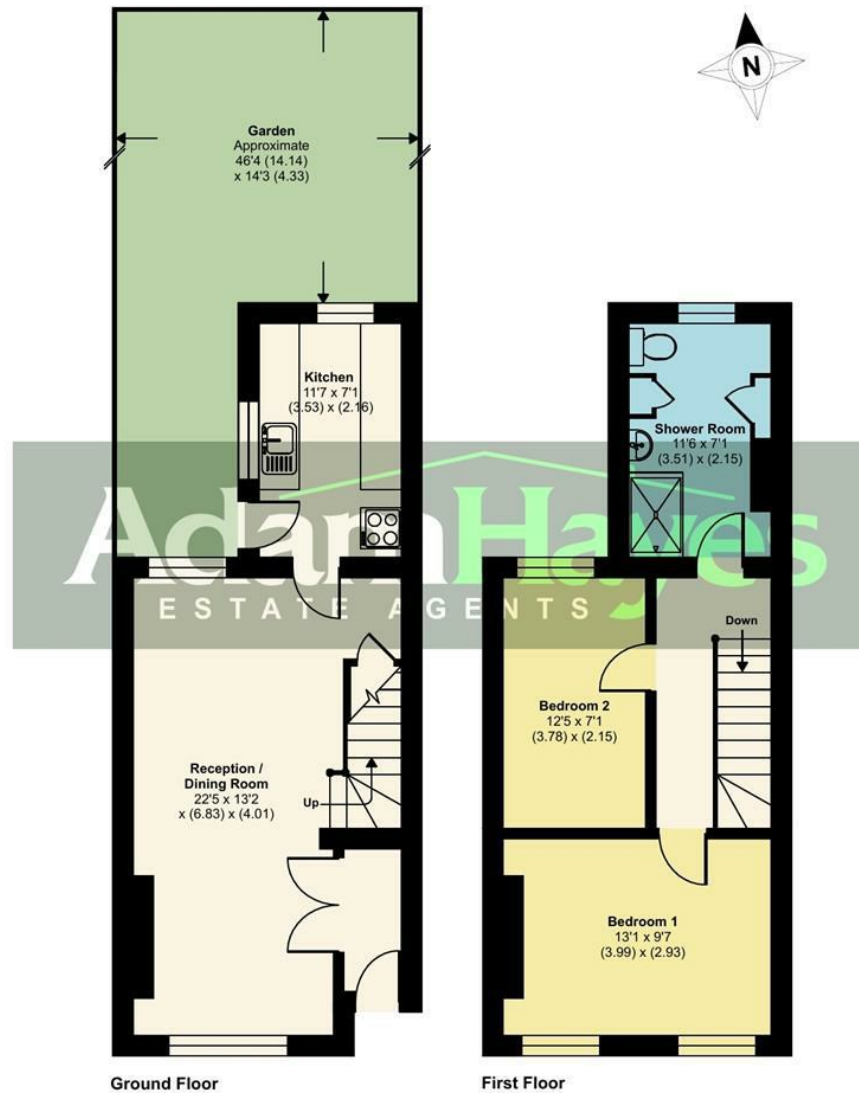
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 761 sq ft / 70.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1184136

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.