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# Woodside Grange Road, North Finchley, N12

## Guide Price £435,000

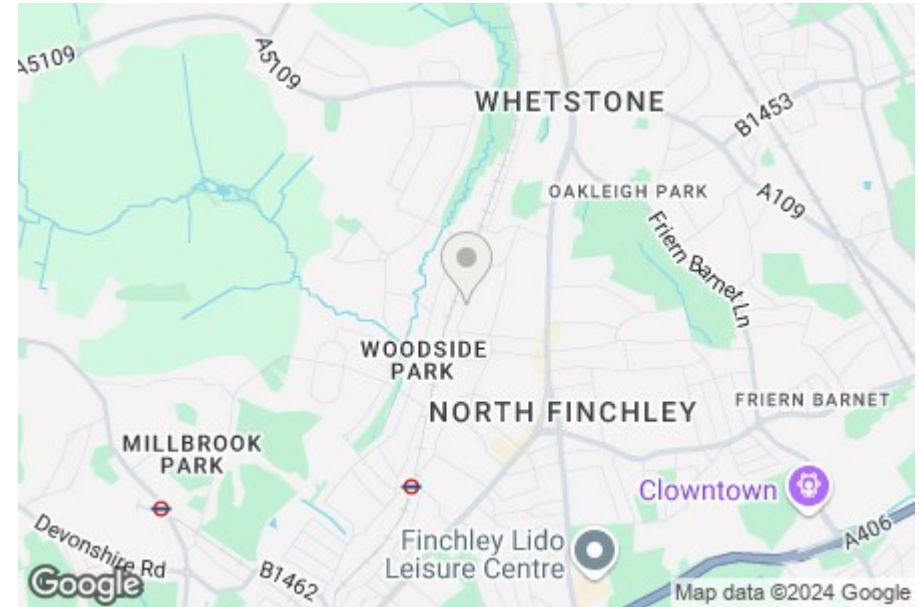
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Ground Floor
- Chain Free
- Garage
- Own Private Section of Garden
- Within A Short Walk To Woodside Park Station

### Other Information

Tenure: Share of Freehold  
Length of Lease: 973 Years  
Ground Rent: Nil  
Service Charge: £1,340.00 P/A  
Council Tax Band: D




### Nearest Stations

Woodside Park Station	0.4 miles
Totteridge & Whetstone Station	0.5 miles
West Finchley Station	1.0 miles

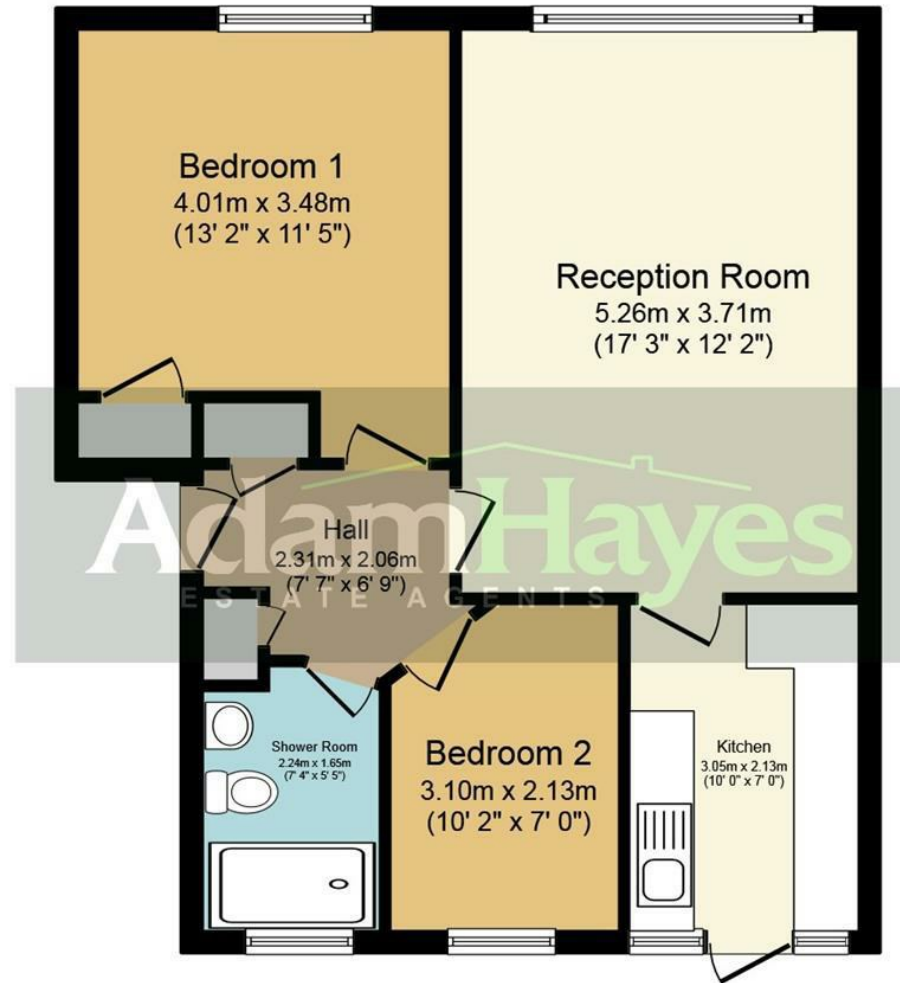
### Property Description

Situated in this purpose-built block and within a short walk to Woodside Park Train Station is this beautiful two-bedroom ground floor apartment. The property is offered chain-free and features a separate modern kitchen with direct access to its own private section of the garden, a tiled three-piece family bathroom, an approx. 17ft reception room filled with natural light and ample storage throughout. Further benefits include having a garage, a long lease with a Share of Freehold and within close proximity to Swan Lane Open Space, local shops, amenities and transport. To really appreciate the size, condition and location of this property, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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Total floor area 60.3 sq. m. (649 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.