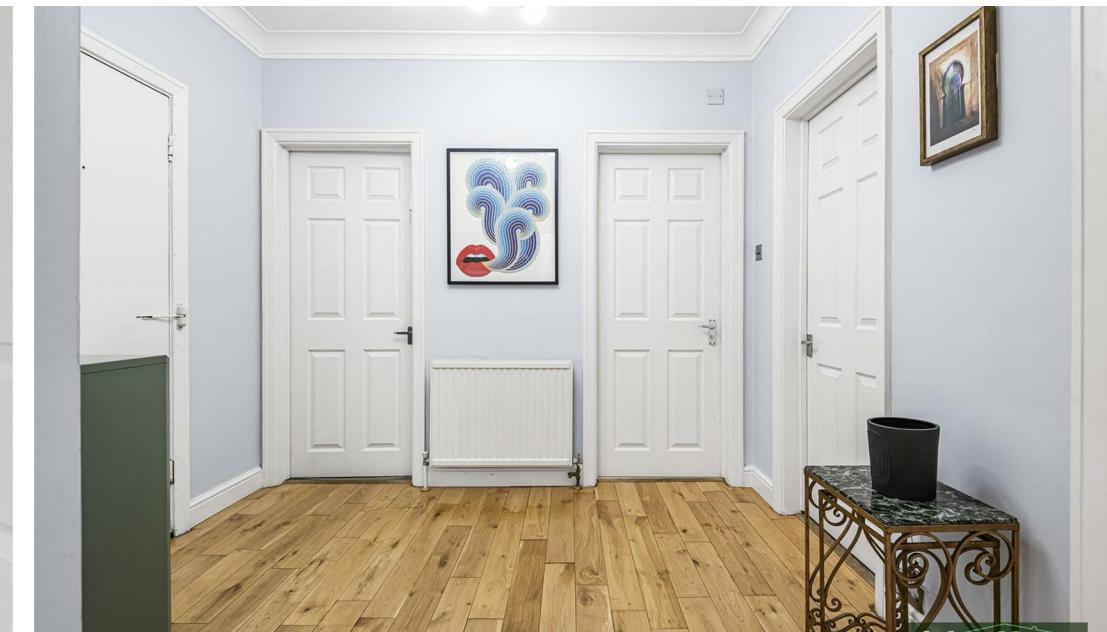




Lodge Lane, North Finchley, N12

2 Bedrooms 1 Bathroom 1 Reception

OIEO £475,000



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

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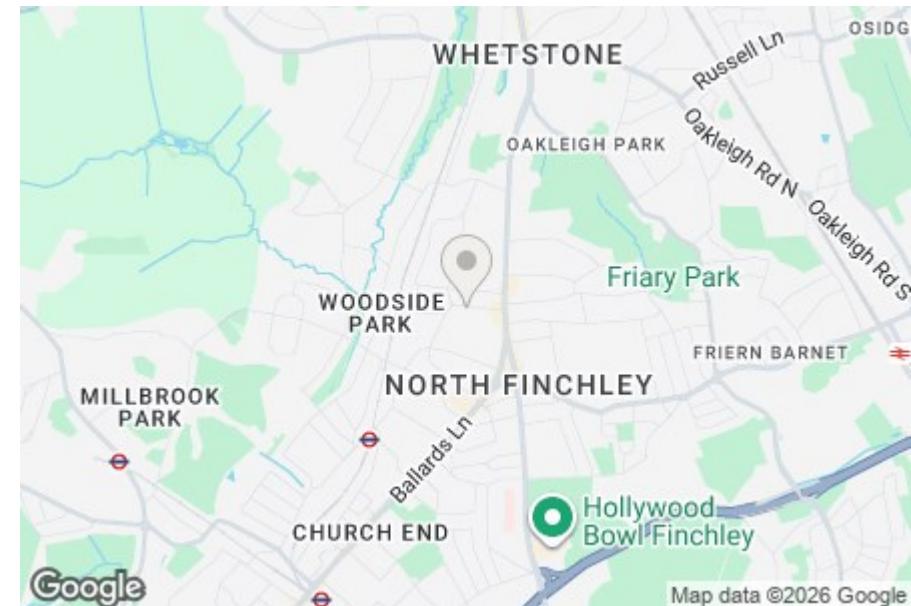
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Purpose-Built First-Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Ample Storage
- South-facing private garden
- Moments from Woodside Park Tube

Other Information

Tenure: Share of Freehold
Length of Lease: 996 Years
Ground Rent: Nil
Service Charge: £1,695.00 P/A
Council Tax Band: D



Nearest Stations

Woodside Park Station	0.4 miles
West Finchley Station	0.6 miles
Totteridge & Whetstone Station	1.1 miles

Property Description

Set within this popular purpose-built block and conveniently positioned for Woodside Park Underground Station, is this beautifully presented two double bedroom first-floor apartment offered in excellent decorative order. Ideally located just a short walk from North Finchley High Road, the property provides easy access to local shops, supermarkets, cafés and transport links, making it an ideal purchase for first time buyers, young families, and rental investors alike.

The apartment has recently undergone a high-quality refurbishment, boasting a stylish modern kitchen with premium appliances and ample storage, alongside a sleek contemporary bathroom complete with luxury finishes. Both bedrooms are well proportioned, and the property benefits from new double-glazed windows and upgraded electrics throughout.

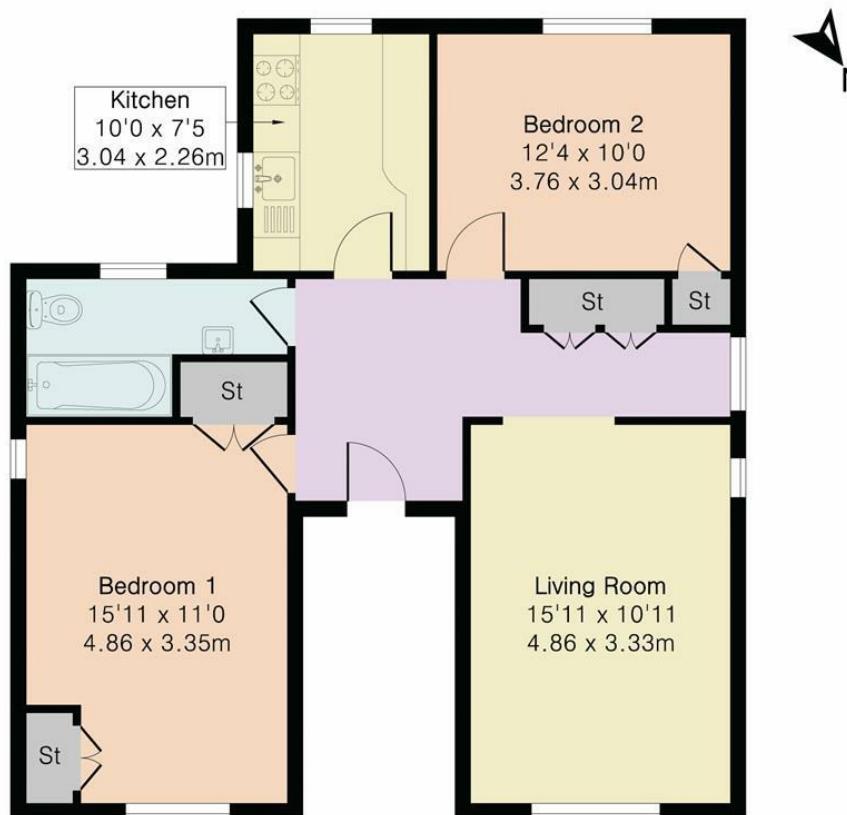
A particular feature is the delightful south-facing garden, rare for a home of this type, providing a private outdoor space perfect for summer relaxation, alfresco dining, and entertaining. To really appreciate the location, size and condition, an internal viewing is highly recommended through the vendors 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	73	79
(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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Approximate Gross Internal Area 763 sq ft - 71 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.