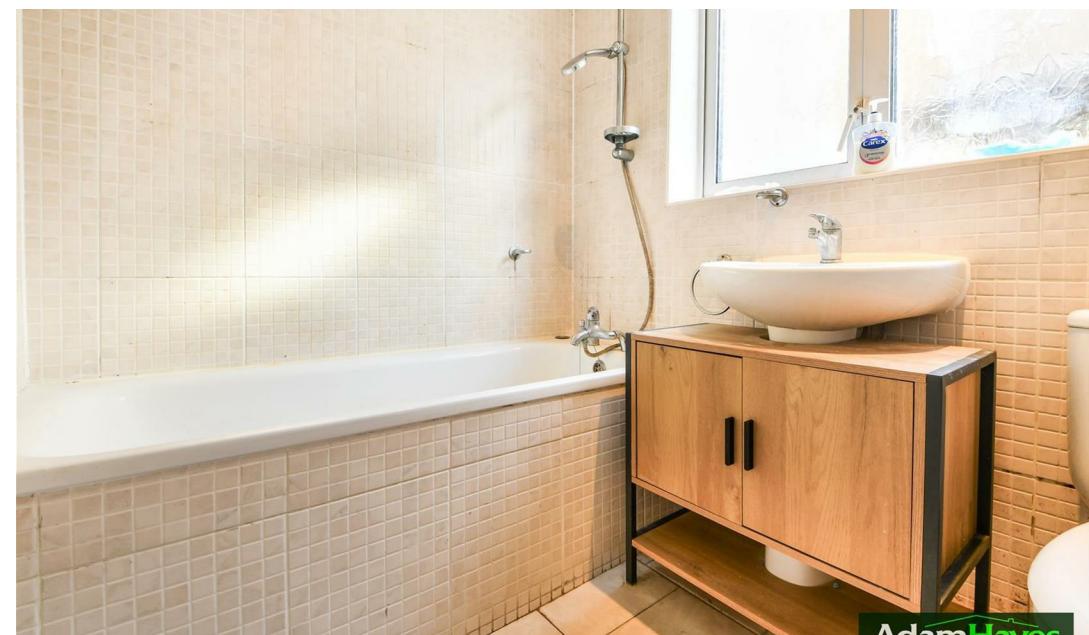
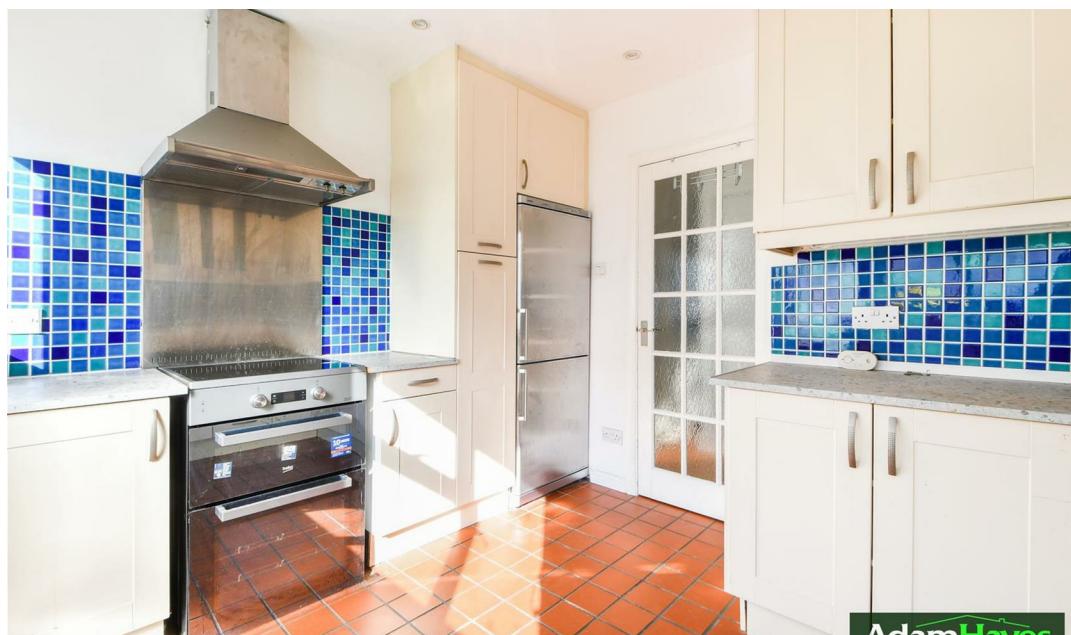




Friern Park, North Finchley, N12

2 Bedrooms 1 Bathroom

1 Reception



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

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

 2 Bedrooms  1 Bathroom  1 Reception

Key Features

- Two Bedrooms
- Ground Floor Maisonette
- Modern Kitchen
- Chain Free
- Private Garden
- Garage

Other Information

Tenure: Leasehold
Length of Lease: 999 Years
Ground Rent: £100.00 P/A
Service Charge: Nil
Council Tax Band: D



Nearest Stations

Woodside Park Station	0.7 miles
West Finchley Station	0.9 miles
Totteridge & Whetstone Station	1.1 miles

Property Description

Situated in this residential turning off Friern Park and just minutes' walk from North Finchley High Road's vibrant shops, transport links and amenities is this well-presented two bedroom ground floor maisonette. The property comprises a welcoming reception room, a modern fitted kitchen and a contemporary bathroom, alongside two well-proportioned bedrooms. Externally, the home benefits from a private garden ideal for outdoor entertaining, as well as a garage providing additional storage or parking. Further features include double glazed windows, gas central heating, and the property is offered to the market chain free.

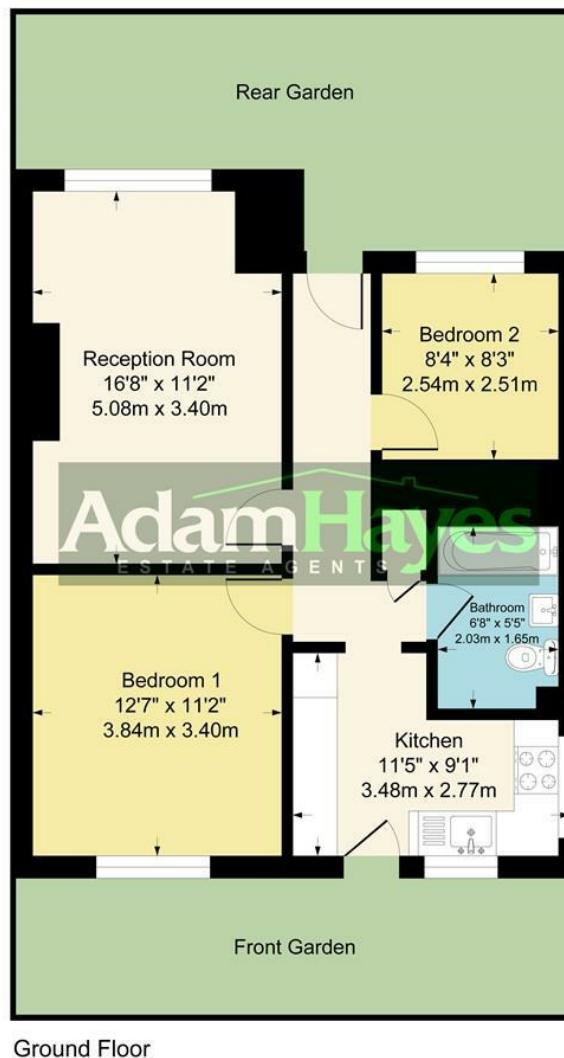
Located within the catchment area of popular local schools and close to local parks, this home would make an excellent first-time purchase, downsize, or buy-to-let investment. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors' sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(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
656 sq ft - 61 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.