



Cottonham Close, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception



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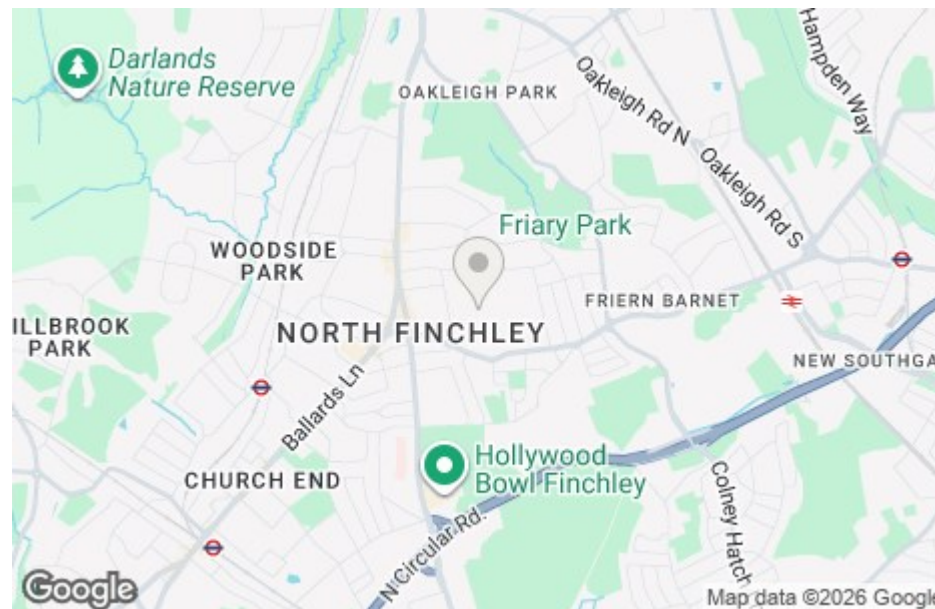
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Key Features

- Two Double Bedrooms
- Ground Floor Flat
- 19ft Reception Room
- Modern Kitchen
- Juliet Balcony
- Chain Free

Other Information

Tenure: Leasehold
Length of Lease: 134 Years
Ground Rent: £250.00 P/A
Service Charge: £2,500.00 P/A
Council Tax Band: E



Nearest Stations

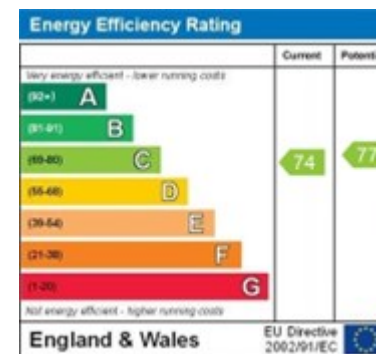
Woodside Park Station	0.5 miles
West Finchley Station	0.8 miles
Totteridge & Whetstone Station	1.2 miles

Property Description

Conveniently located within the catchment area to the Wren Academy and set in this popular gated development is this charming 2 double bedroom ground floor flat. The property is offered chain free and offers an exquisite blend of modern living and convenience.

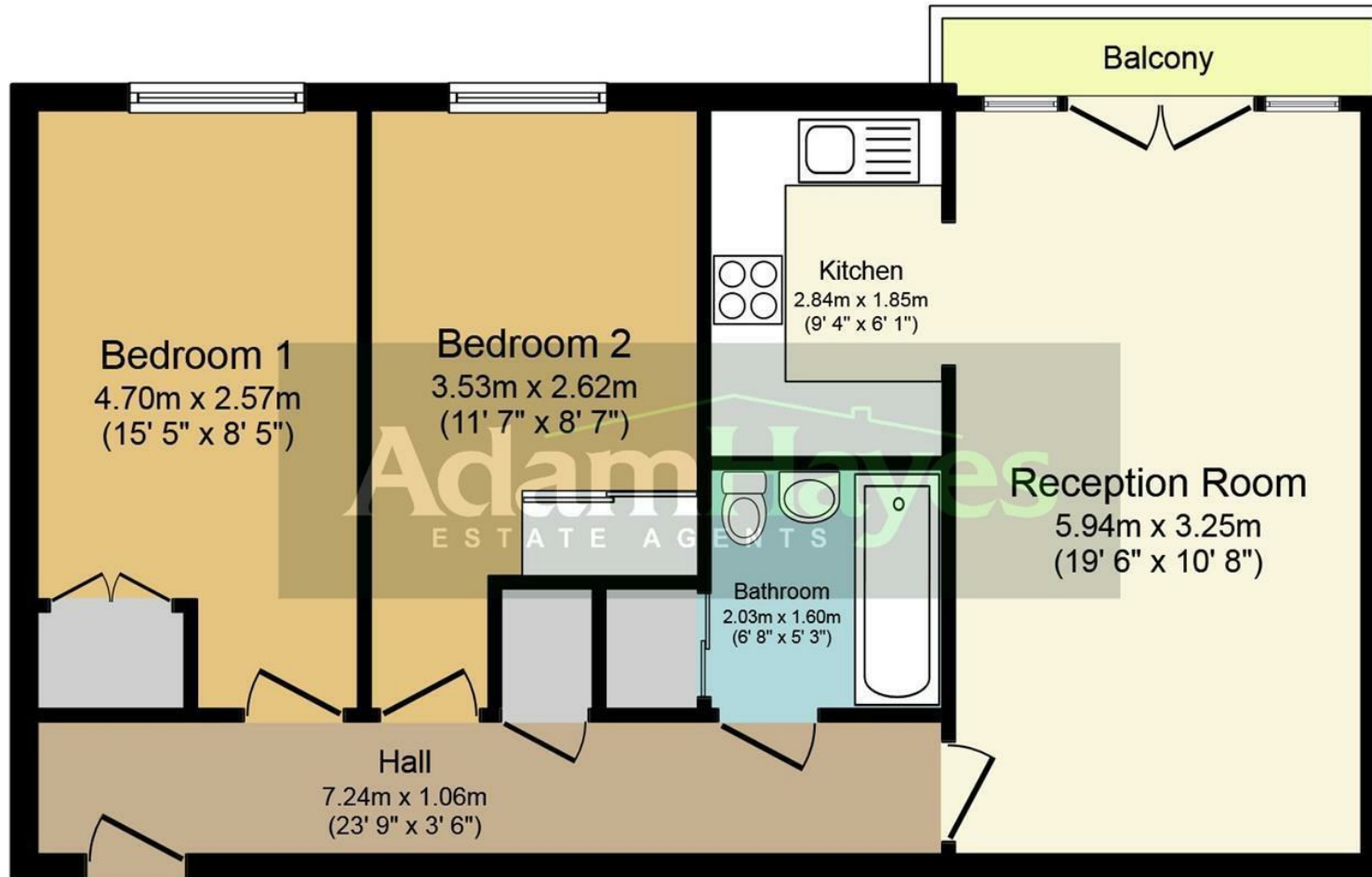
The property benefits from an approximately 19ft reception with a Juliet balcony, a modern open plan kitchen with fully integrated appliances, a well-appointed family bathroom which features modern fixtures and fittings. Other benefits include ample storage and allocated off street parking.

This modern gated development offers residents further security and tranquillity. To fully grasp the generous size, convenient location, and impressive condition of this property, we strongly recommend scheduling an internal viewing through the vendors sole agents Adam Hayes Estate Agents.



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Floor Plan

Total floor area 63.0 sq. m. (678 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.