Hutton Grove, London, N12

Guide Price £350,000

1 Bedroom 1 Bathroom 2 Receptions

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

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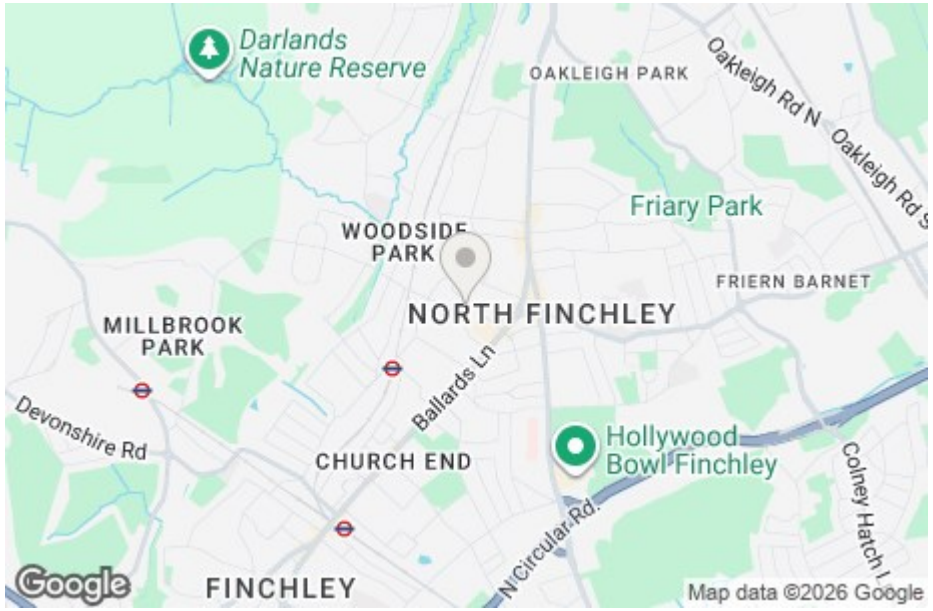


Key Features

- One Bedroom
- Additional Study
- Chain Free
- Garage
- Ground Floor
- Wooden Flooring

Other Information

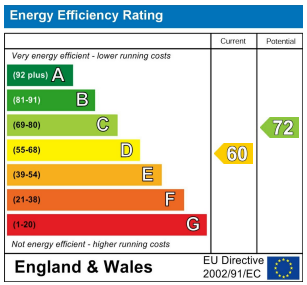
Tenure: Leasehold
Length of Lease: 984 years
Ground Rent: n/a
Service Charge: n/a
Council Tax Band: C

Nearest Stations

- Woodside Park Station	0.3miles
- West Finchley Station	0.4miles
- Finchley Central Station	0.9miles

Property Description

Set in this popular tree- lined residential location off Ballards Lane is this well-presented one bedroom ground floor offering approximately 509 sq ft of well-proportioned accommodation. The property is offered chain free and benefits from wooden flooring throughout and comprises a spacious reception room, separate fitted kitchen, a good-sized double bedroom, an additional study and a family bathroom. Further benefits include a private patio and garage, providing valuable outside space and secure storage. To really appreciate the size, condition and versatility an internal viewing is highly recommended via Adam Hayes Estate Agents.



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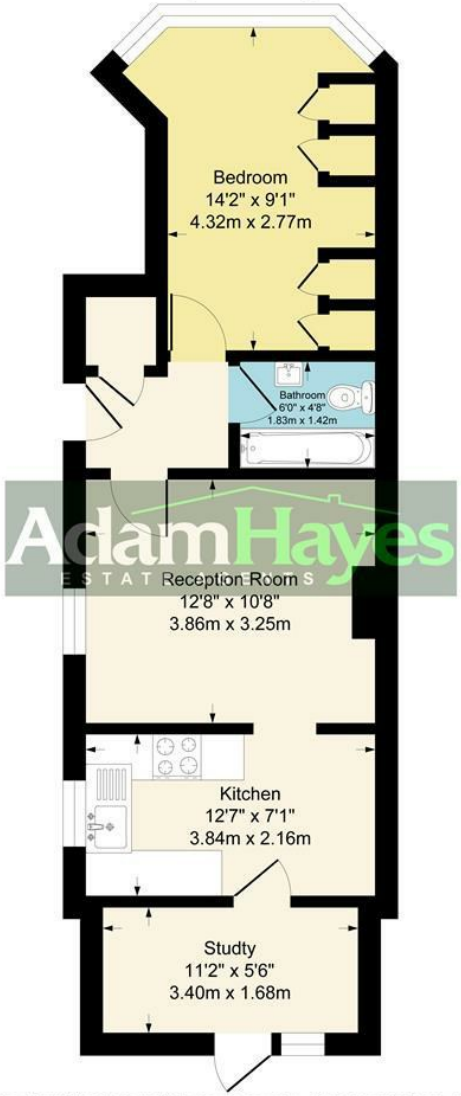
Approximate Gross Internal Area
509 sq ft - 47 sq m



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.