



Birkbeck Road, North Finchley, N12

£295,000

 1 Bedroom  1 Bathroom  1 Reception



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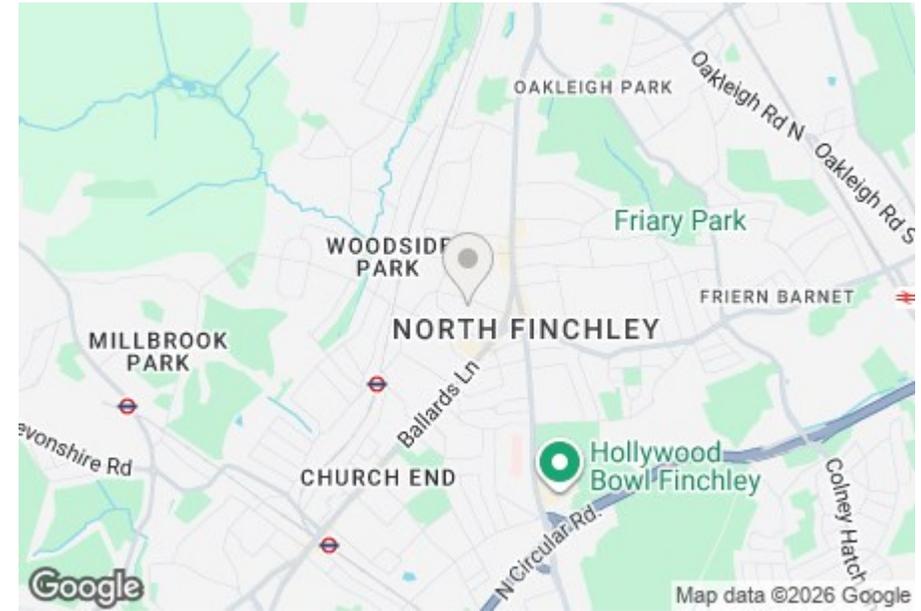
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### Key Features

- One Bedroom
- Ground Floor Maisonette
- Newly Built
- 10 Year Guarantee
- Gated Development
- Communal Garden

### Other Information

Tenure: Leasehold  
Length of Lease: 125 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: New Build



### Nearest Stations

- Woodside Park Station 0.3 miles
- West Finchley Station 0.4 miles
- Finchley Central Station 1.0 miles

### Property Description

Situated in this popular tree lined location off Nether Street is this charming one bedroom ground floor maisonette. Nestled within an attractive character building in a gated development, the property benefits from an approx. 16ft reception with a stylish brick wall on one side, a stunning fitted, open plan kitchen featuring new appliances, ample storage, wooden flooring throughout and a modern three-piece bathroom with marble tiles with LED lights. Further benefits include a brand-new lease, being within minutes' walk to an array of amenities and being within 0.3 miles of Woodside Park Tube Station. The property is best suited to First Time Buyers and Buy to Let Investors as it's also offered on a chain free basis and has a 10 Year Guarantee. To really appreciate the size, condition and location of this fantastic home, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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## Approximate Gross Internal Area 442 sq ft - 41 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.