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Friern Park, North Finchley, N12

OIEO £425,000

2 Bedrooms 2 Bathrooms 1 Receptions

Key Features

- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Top Floor Apartment
- Modern Fitted Kitchen
- Ample Storage
- Catchment of Wren Academy

Other Information

Tenure: Share of Freehold
Length of Lease: 118 Years
Ground Rent: Nil
Service Charge: £1,104.00 P/A
Council Tax Band: C



Nearest Stations

Woodside Park Station	0.5 miles
Totteridge & Whetstone Station	0.8 miles
West Finchley Station	1.0 miles

Property Description

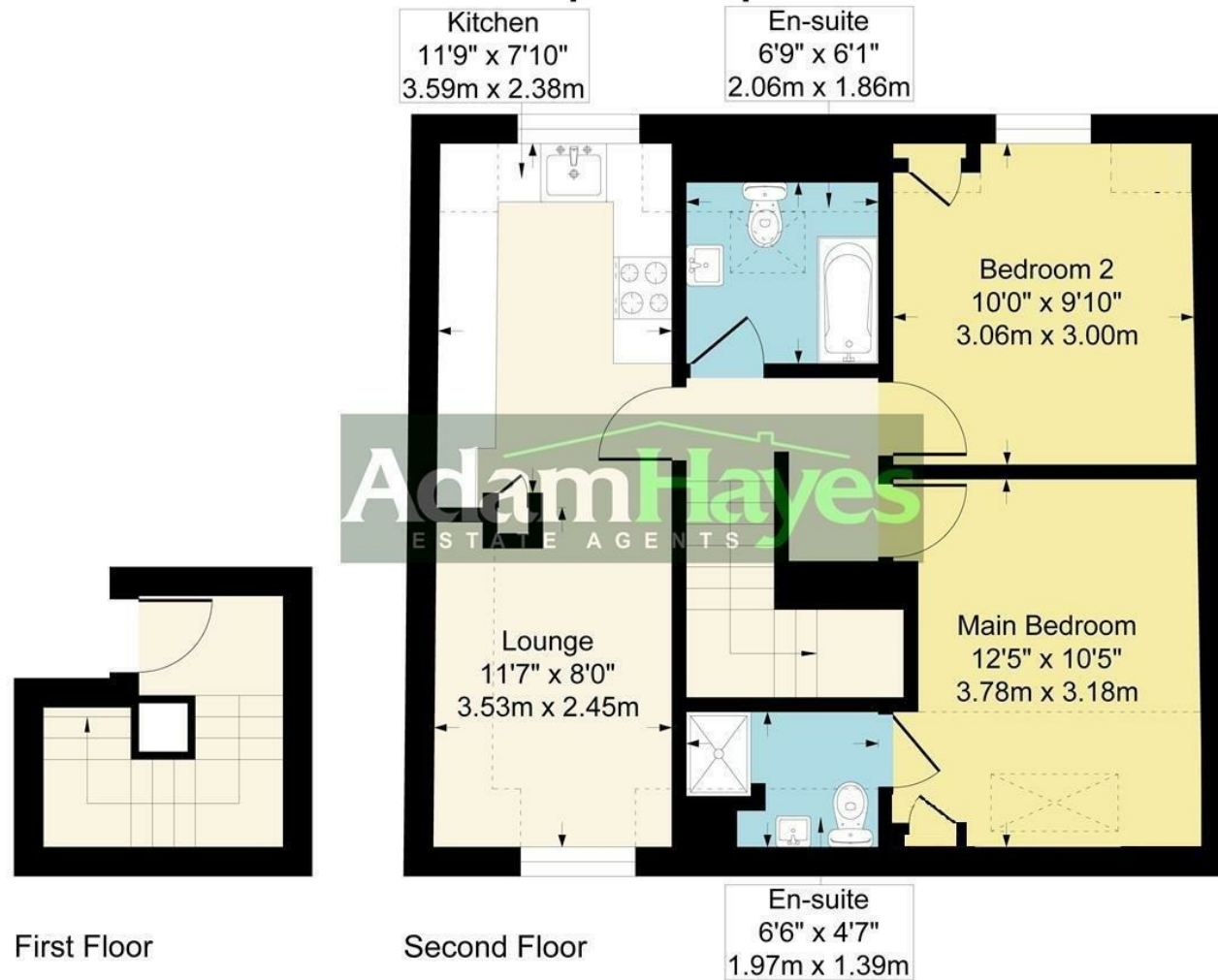
Situated on this tree lined road and within a short walking distance of Friary Park and Blacketts Brook is this two double bedroom, two bathroom (one en-suite) top floor apartment. The property is in an immaculate condition and benefits from an approx. 11'9ft modern kitchen with integrated appliances opening to a lounge. Other notable features include a modern three-piece bathroom suite, two double bedrooms, and an inner lobby accessing to the property. The property also boasts along with double glazed windows throughout, a share of freehold and ample storage. This home is ideal for first-time buyers or families seeking a harmonious blend of contemporary living and period charm, all while benefiting from being in the catchment of Wren Academy, and within proximity to desirable areas of Friern Barnet and North Finchley.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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 594 sq ft - 55 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.