



Viewings by appointment
0207 483 2611

abbey
properties

High Road, N12 0AR

£2,000 *fees apply



This well-proportioned first-floor flat offers practical and flexible living space in a convenient North Finchley location. The property features a bright double bedroom with large window, a spacious reception room ideal for both living and dining, a separate fitted kitchen with ample storage and appliances, and a fully tiled bathroom with bath and shower-over-bath. The flat benefits from good natural light throughout and a straightforward, functional layout suitable for sharers or a small household.

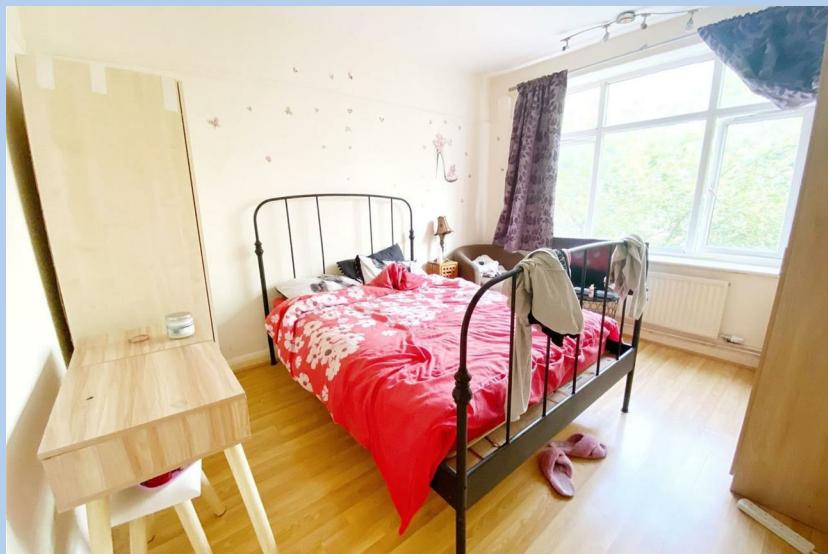
Located on the High Road, the property is within easy reach of local shops, supermarkets, cafés and amenities, with good transport links nearby providing access into central London and surrounding areas.

Key Features

- First-floor flat in a well-located residential block
- Bright double bedroom with large window
- Spacious separate reception room
- Fitted kitchen with appliances and storage
- Fully tiled bathroom with bath and shower-over-bath
- Good natural light throughout
- Convenient North Finchley / High Road location close to amenities

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 09780197. We charge no administration fees to tenants.

Tax Band: C
EPC Rating: C



abbey
properties



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76	81	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewings by appointment
0207 483 2611
 7-8 Regency Parade
 London, NW3 5EG

abbey
properties

*All Fees stated are inclusive of VAT
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

