

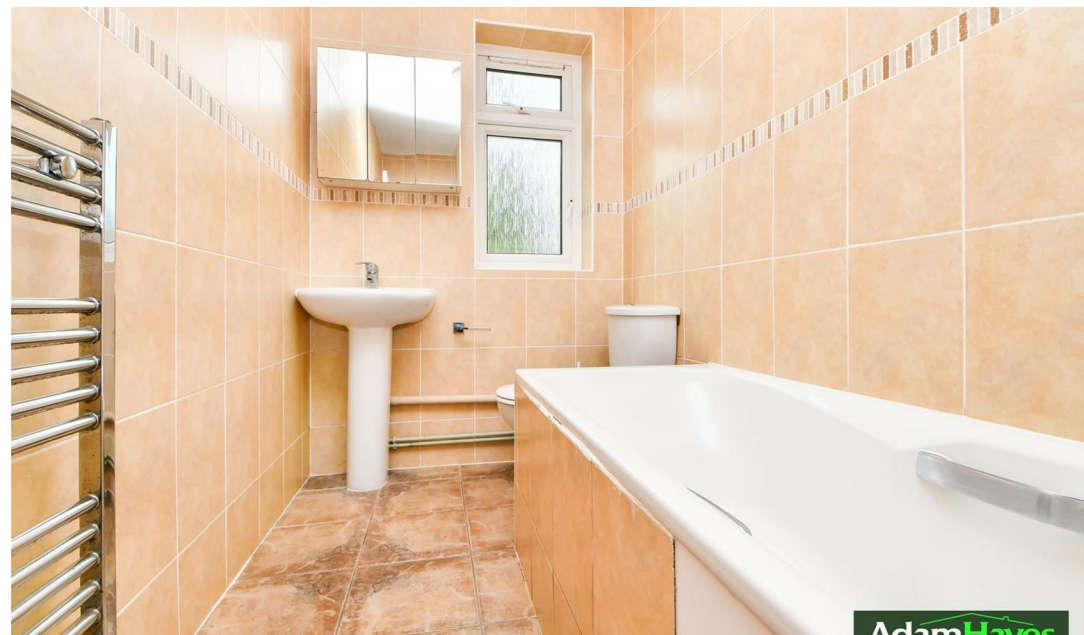


MAGNOLIA COURT

Woodside Grange Road, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £400,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
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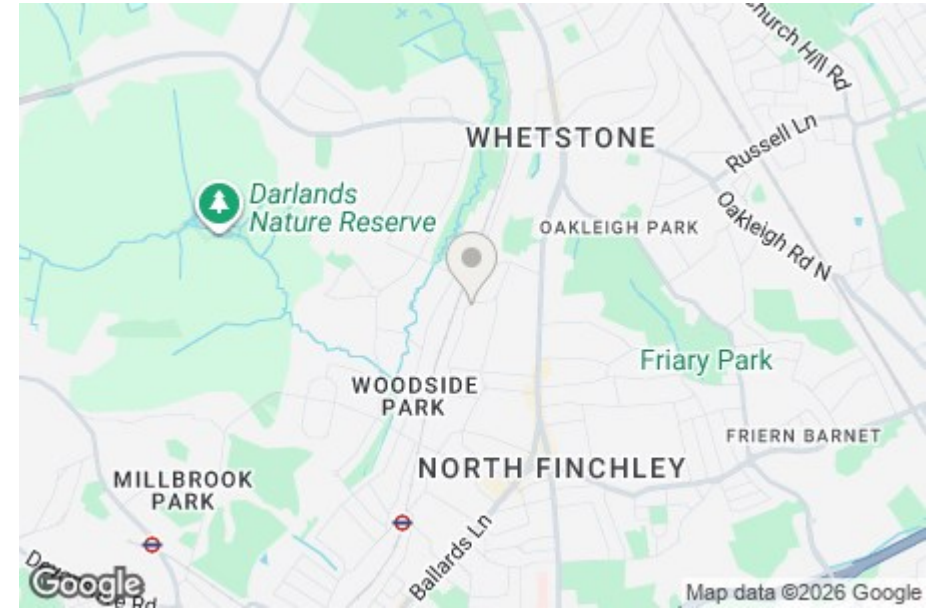
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### Key Features

- Two Bedrooms
- Top Floor (Second)
- Chain Free
- Garage
- Communal Gardens
- Modern Kitchen

### Other Information

Tenure: Share of Freehold  
Length of Lease: 980 Years  
Ground Rent: Nil  
Service Charge: £2,642.00 P/A  
Council Tax Band: D

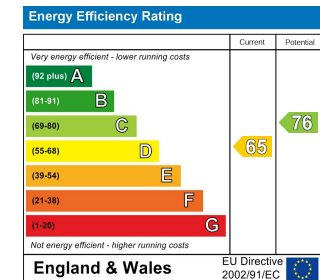


### Nearest Stations

Woodside Park Station 0.4 miles  
Totteridge & Whetstone Station 0.5 miles  
West Finchley Station 1.0 miles

### Property Description

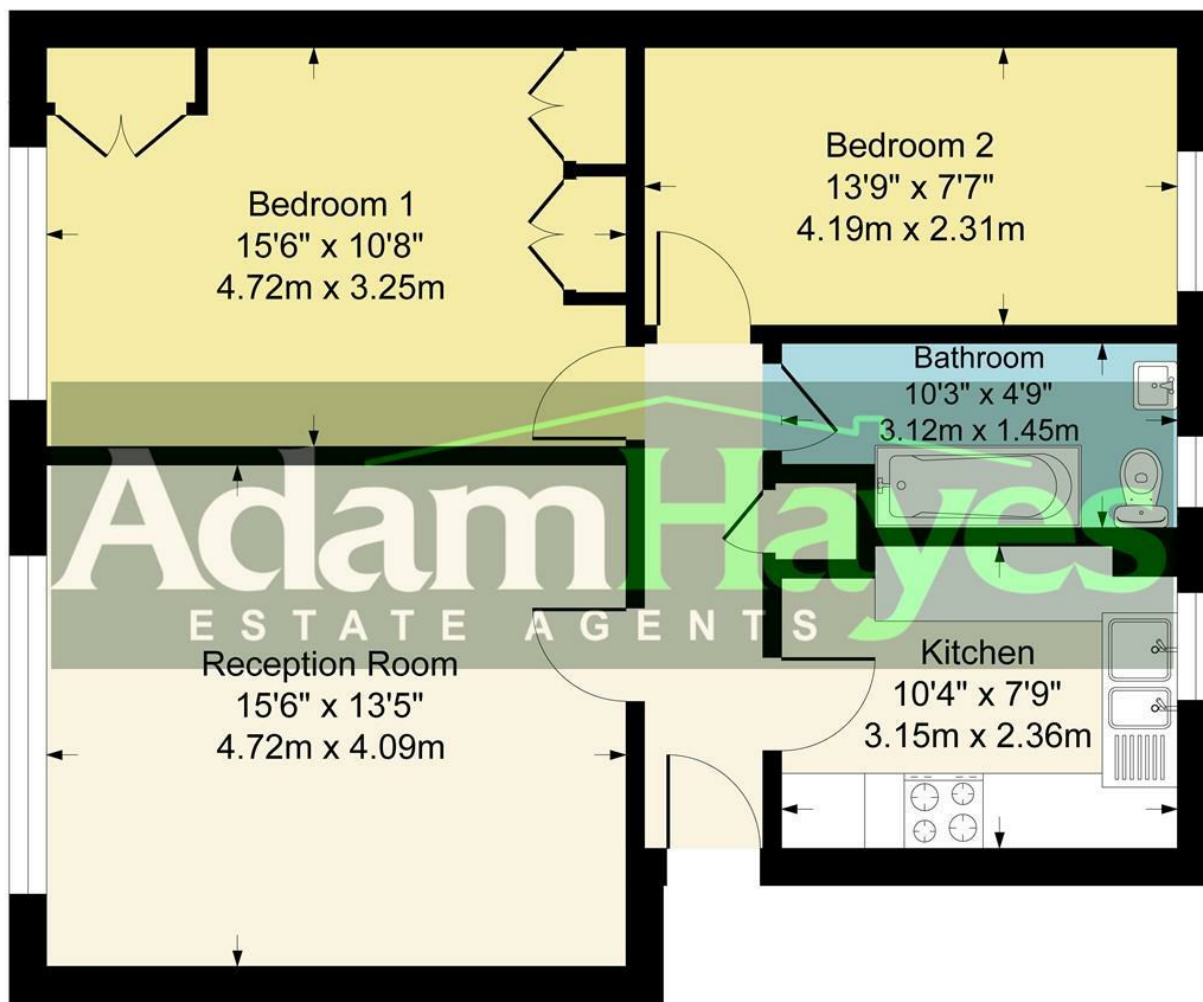
Situated on the top floor (second) of this purpose built block is this well presented two double bedroom apartment. The property is offered chain free and benefits from a spacious reception room, a modern fitted kitchen, a contemporary bathroom, a garage and access to well maintained communal gardens. Further advantages include double glazing and a convenient location within a short walk of Woodside Park Underground Station. To really appreciate the size, quality and location, an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.



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Approximate Gross Internal Area  
697 sq ft - 65 sq m



Ground Floor

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.