





Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

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Percy Road, London, N12 8BT

£2,295 PCM

 3 Bedrooms  1 Bathrooms  2 Receptions

## Key Features

- Newly refurbished
- Three bedrooms
- 15 Ft reception
- New open plan kitchen
- Wooden flooring
- Modern bathroom
- Guest WC
- Low maintenance rear garden

## Nearest Stations

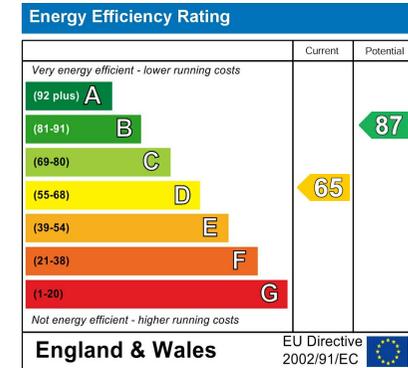
- Woodside Park
- West Finchley

## Property Description

A lovely newly refurbished terraced house with three-bedrooms & a fourth study room, finished to a high standard throughout. The property features an impressive 15ft reception with a brand-new modern open plan fitted kitchen, a stylish family bathroom and an additional separate guest WC. Further benefits include a separate reception room, neutral décor throughout, and a bright, contemporary feel. The house also offers gas central heating, double glazing, wooden flooring, and a good-sized, low-maintenance private rear garden laid with artificial grass and paving. Ideally situated just moments from North Finchley High Road, the property is within easy walking distance of a wide array of local amenities, cafés, restaurants and shopping facilities, as well as Woodside Park Underground Station and reputable local schools. Early viewings are highly recommended.

## Other Information

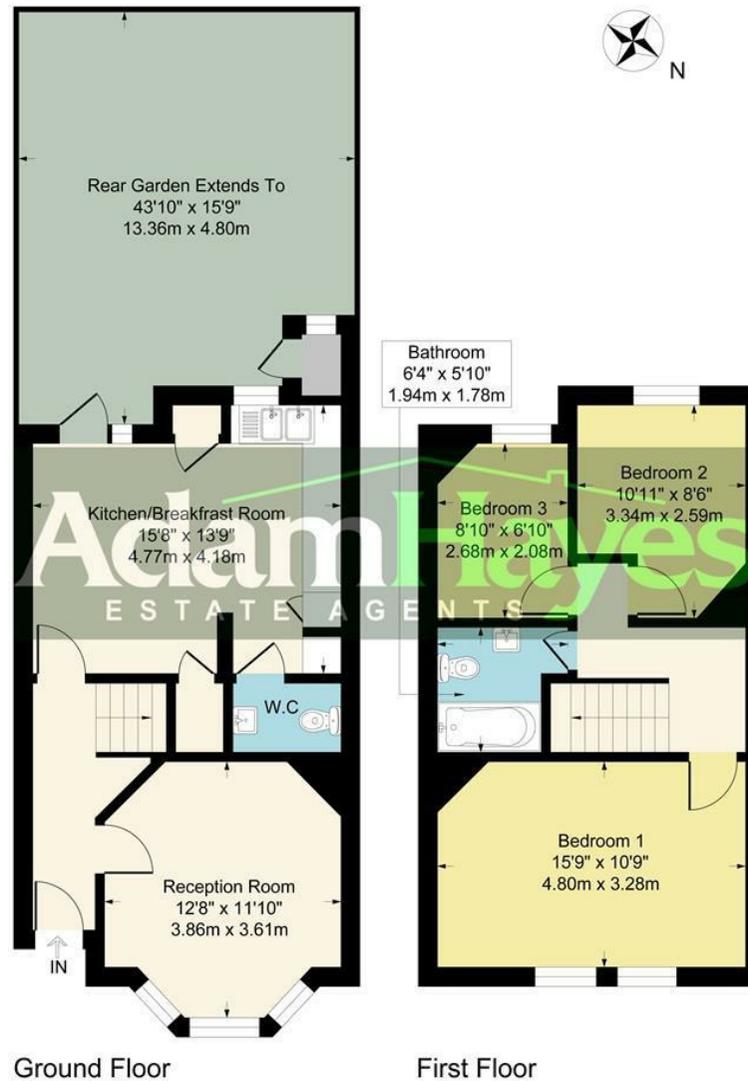
Council Tax Band: D  
Length of Tenancy: Long Let  
Deposit: £2,648



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Approximate Gross Internal Area  
877 sq ft - 81 sq m



Ground Floor First 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.