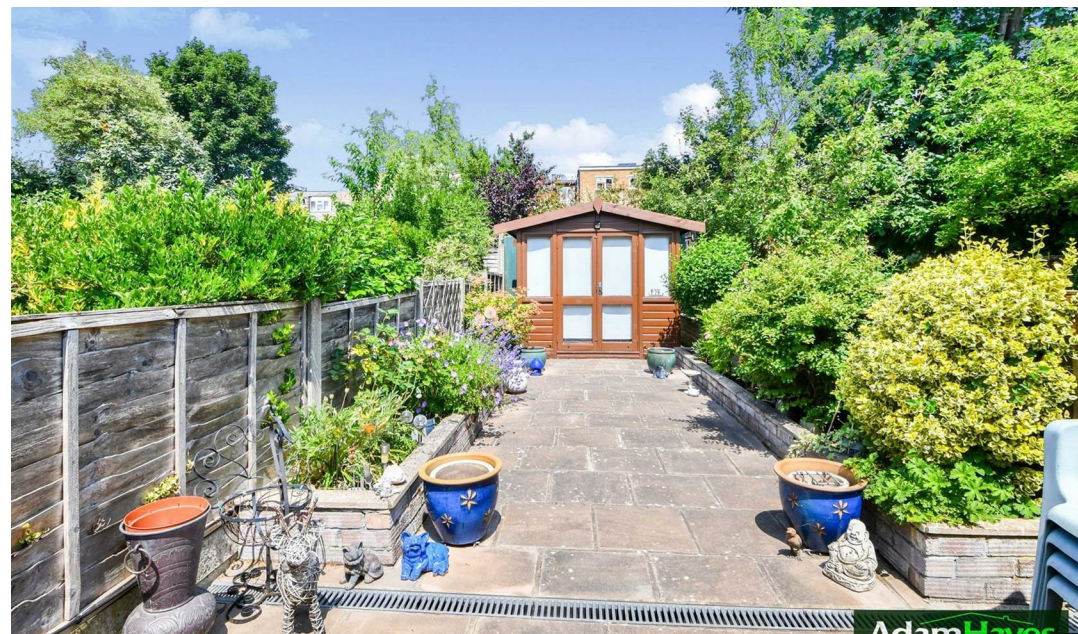




Lodge Lane, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £500,000





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

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# Lodge Lane, North Finchley, N12

## OIEO £500,000

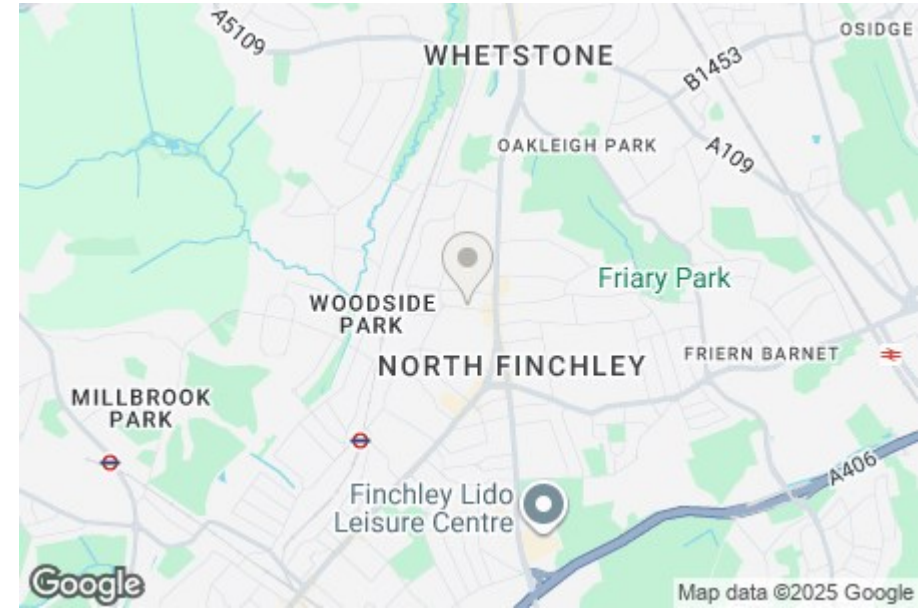
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Two Reception Rooms
- Cottage Style Terraced House
- Double Glazed Windows
- Well Maintained Garden
- Separate Kitchen

### Other Information

Tenure: Freehold  
Council Tax Band: D



### Nearest Stations

Woodside Park Station 0.3 miles  
West Finchley Station 0.7 miles  
Totteridge & Whetstone Station 0.9 miles

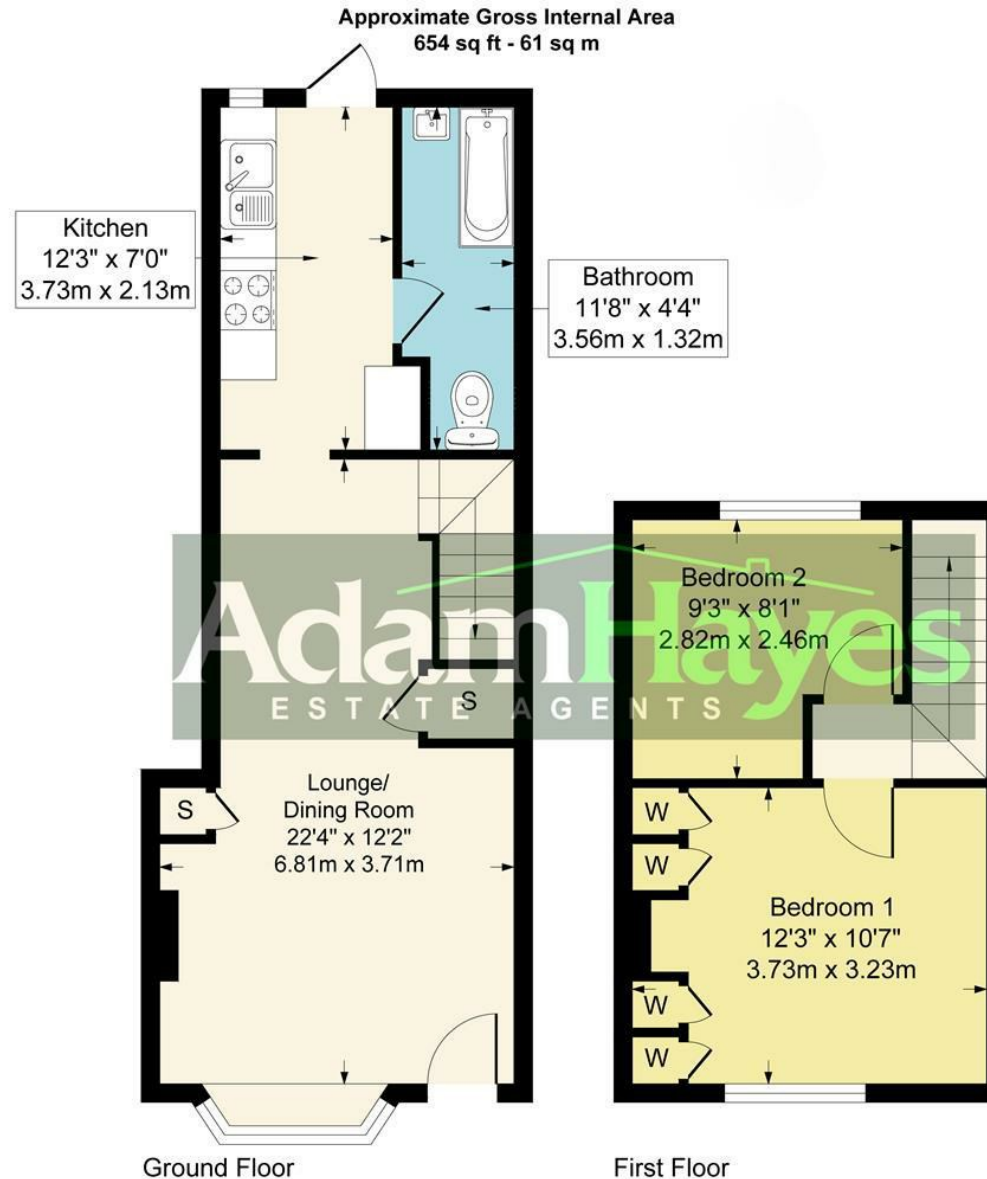
### Property Description

Coming to the market for the first time in over 30 years is this charming two double bedroom cottage-style mid terraced house. The property is located in the heart of North Finchley and is conveniently situated within a short walk from local shops, amenities and Woodside Park Tube Station (Northern Line). The property benefits from an approximately 22'4ft through lounge, filled with natural light leading to a modern kitchen, a three piece bathroom and a low maintenance rear garden. Other benefits include the house having the potential to be extended (STPP). To fully appreciate the size, location and potential, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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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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.