

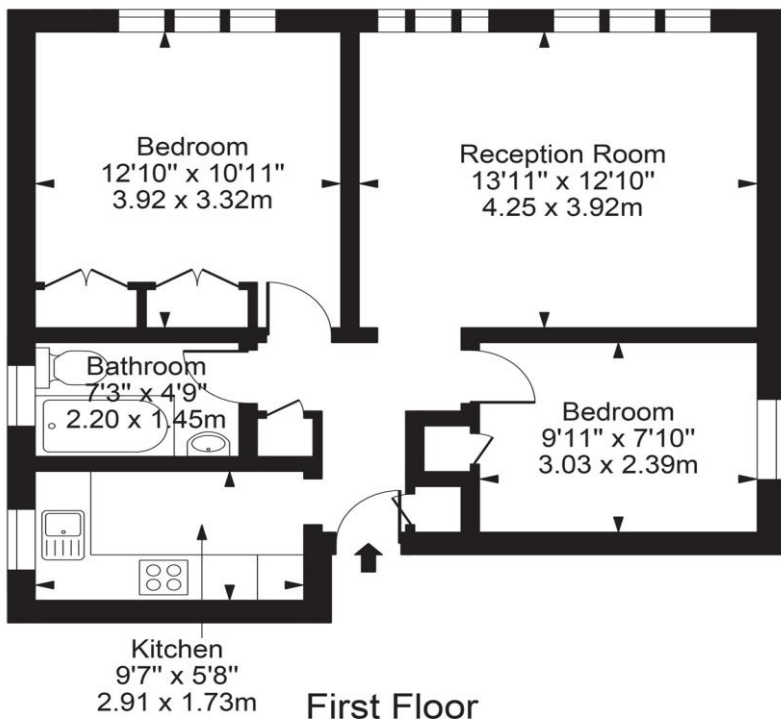


**Granville Place, High Road, London, N12 0AU**

# Granville Place, High Road, N12 0AU



Approx. Gross Internal Area 582 Sq Ft - 54.09 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Granville Place, High Road, London

- Two Bedrooms
- Parking
- Close To Amenities

- Excellent Condition
- First Floor

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: C

Service Charge: 1944.00  
Ground Rent: Ask Agent

guide price **£375,000**



Situated in the highly sought-after Granville Place development in North Finchley, this beautifully presented two-bedroom first-floor apartment offers stylish and modern living in an excellent location.

Finished to an exceptionally high standard throughout, the property boasts a bright and spacious separate living room, perfect for relaxing or entertaining. The contemporary fitted kitchen is immaculately maintained, featuring high-quality appliances and ample storage. Both bedrooms are generously sized, while the luxurious bathroom is sleek and elegantly designed.

Ideally positioned just moments from North Finchley's vibrant shops, cafés, and restaurants, the apartment also benefits from excellent transport links, with East Finchley, West Finchley and Woodside Park Stations within easy reach.

A fantastic opportunity to own a beautifully finished home in a prime North Finchley location.

**view this property online** [barnardmarcus.co.uk/Property/NFY108932](https://www.barnardmarcus.co.uk/Property/NFY108932)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**Property Ref:**

NFY108932 - 0005

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