

Flat 9, 706 High Road, London, N12 9QL
Offers in excess of £585,000



PINDROP PROPERTY

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Offers in excess of £585,000
Council Tax Band: D

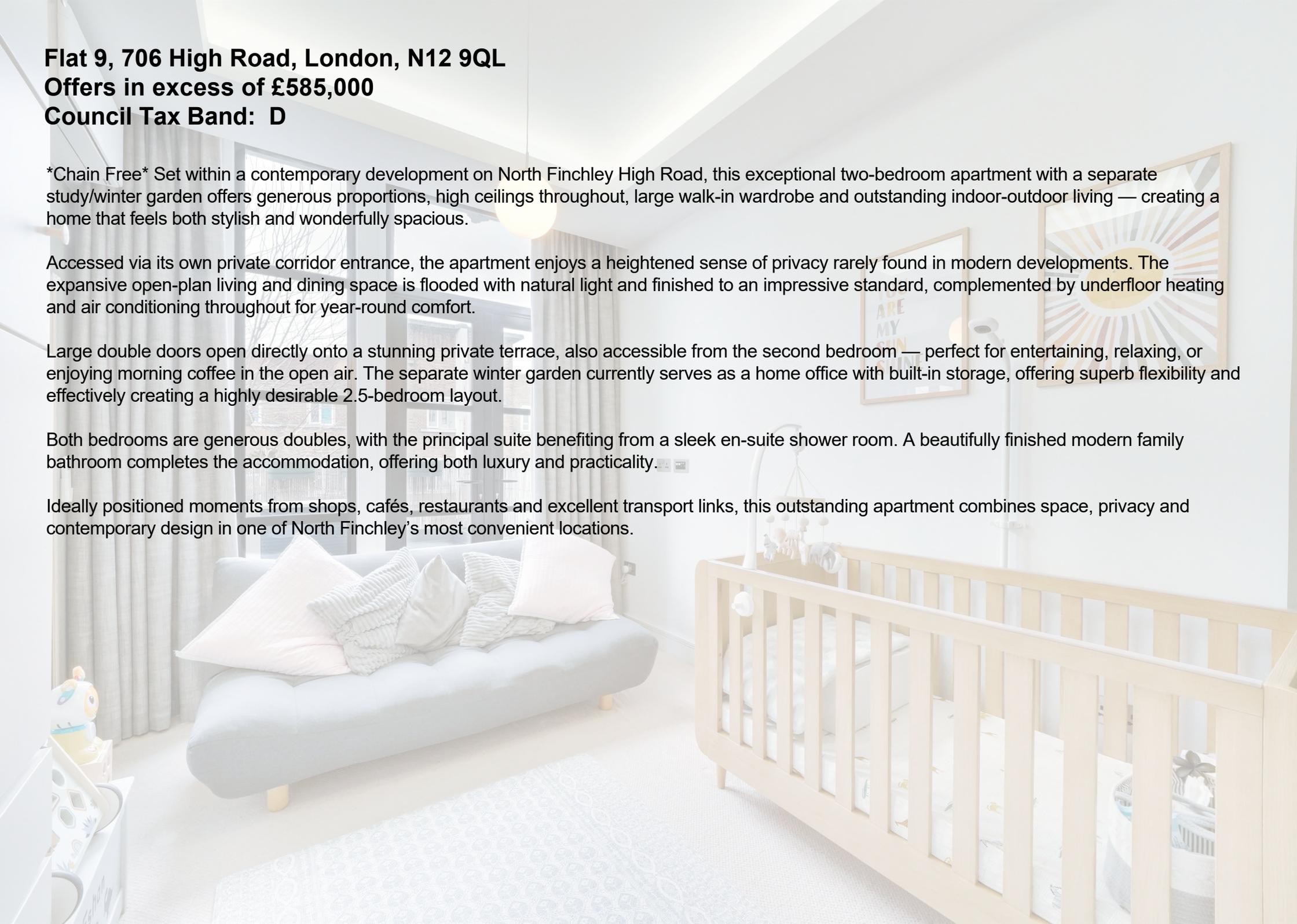
Chain Free Set within a contemporary development on North Finchley High Road, this exceptional two-bedroom apartment with a separate study/winter garden offers generous proportions, high ceilings throughout, large walk-in wardrobe and outstanding indoor-outdoor living — creating a home that feels both stylish and wonderfully spacious.

Accessed via its own private corridor entrance, the apartment enjoys a heightened sense of privacy rarely found in modern developments. The expansive open-plan living and dining space is flooded with natural light and finished to an impressive standard, complemented by underfloor heating and air conditioning throughout for year-round comfort.

Large double doors open directly onto a stunning private terrace, also accessible from the second bedroom — perfect for entertaining, relaxing, or enjoying morning coffee in the open air. The separate winter garden currently serves as a home office with built-in storage, offering superb flexibility and effectively creating a highly desirable 2.5-bedroom layout.

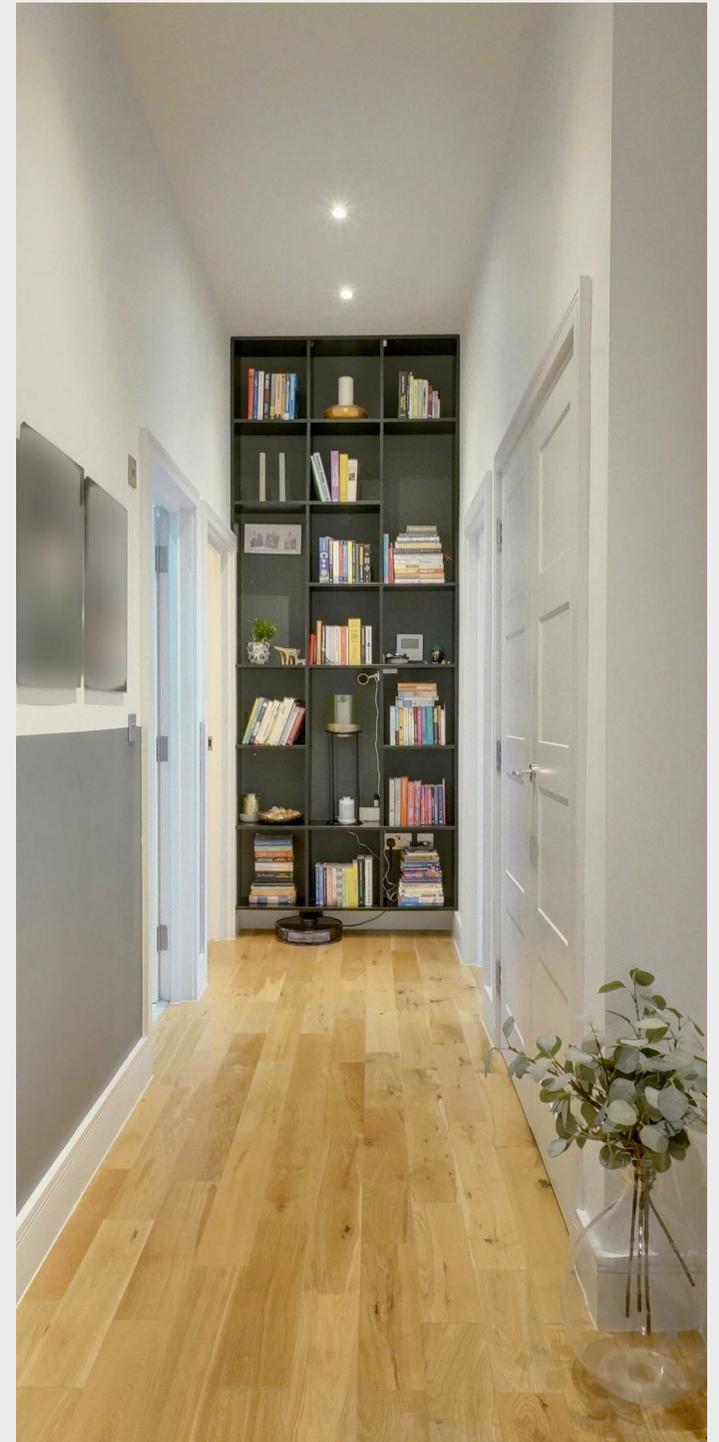
Both bedrooms are generous doubles, with the principal suite benefiting from a sleek en-suite shower room. A beautifully finished modern family bathroom completes the accommodation, offering both luxury and practicality.

Ideally positioned moments from shops, cafés, restaurants and excellent transport links, this outstanding apartment combines space, privacy and contemporary design in one of North Finchley's most convenient locations.





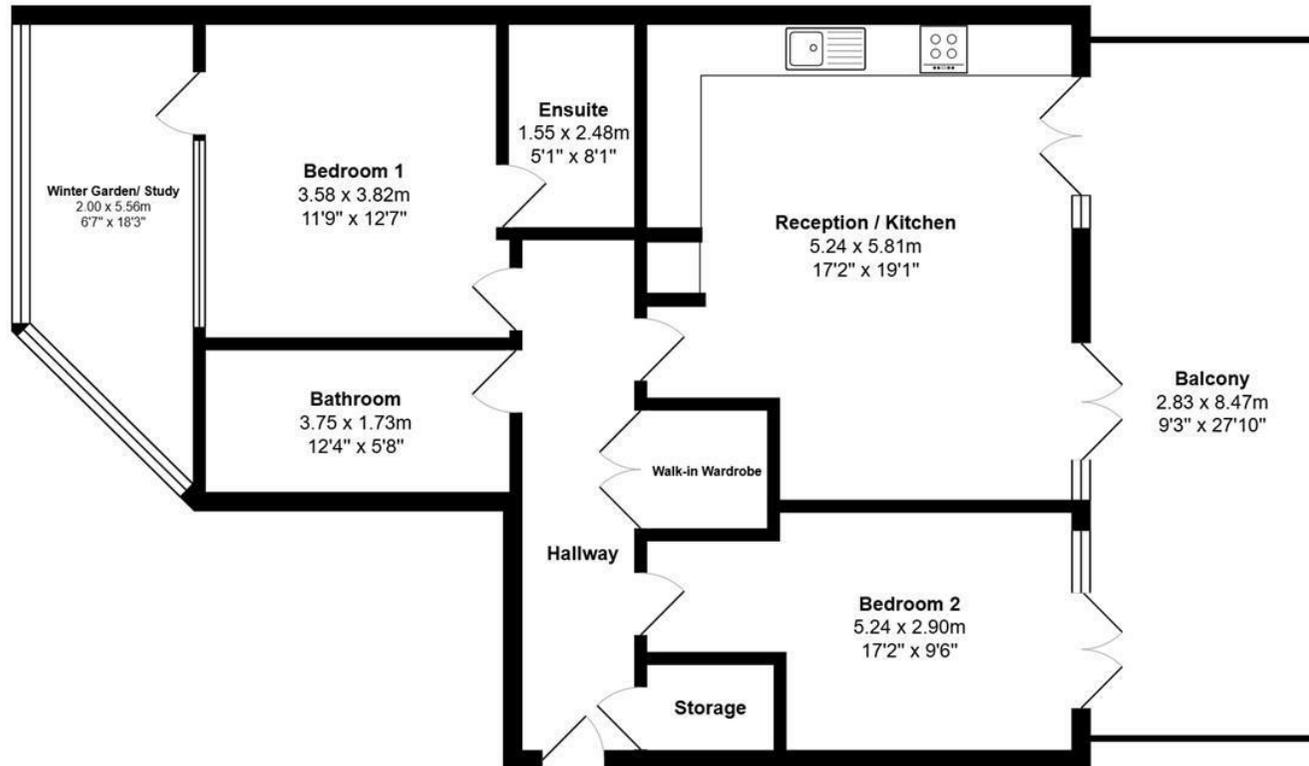






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First Floor

Total Area: 92.6 m² ... 997 ft² Excluding Balcony
All measurements are approximate and for display purposes only

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