



WOODSIDE GRANGE ROAD, NORTH FINCHLEY, LONDON, N12
£420,000 LEASEHOLD

**A BRIGHT AND SPACIOUS TWO BEDROOM
FLAT LOCATED WITHIN EASY ACCESS TO
LOCAL AMENITIES & TRANSPORT LINKS**

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DESCRIPTION:

We are pleased to offer this spacious well-presented purpose built flat set within an easy walk to Woodside Park underground and all the amenities on North Finchley High Road. The property comprises of spacious living/dining room, two double bedrooms, modern fitted kitchen and bathroom. Further benefits include large double glazed windows allowing plenty of natural light, lovely communal gardens, residents' parking and garage. This would be an ideal purchase for a First Time Buyer or Buy-to Let Investor. An internal viewing is highly recommended!

TENURE:

Leasehold – 106 years 11 months
Service Charge £1200-£1500 per annum

COUNCIL TAX:

Band D

AT A GLANCE

- Purpose built block
- Great location
- Spacious Reception room
- Modern fitted kitchen & bathroom
- Long lease
- Parking & Garage
- Communal Gardens

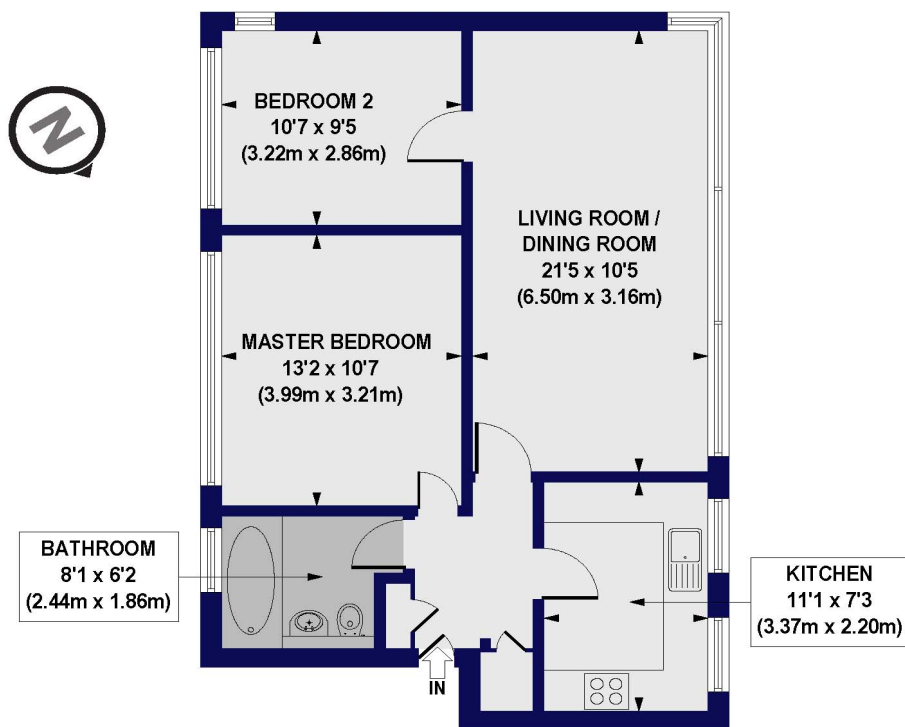




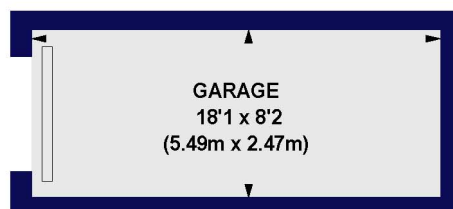
Haughmond Woodside, Grange Road, N12

Approx. Gross Internal Floor Area 816 sq. ft / 75.80 sq. m (Including Garage)

Approx. Gross Internal Floor Area 670 sq. ft / 62.24 sq. m (Excluding Garage)



SECOND FLOOR



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	