

Woodside Grove, Finchley, N12

Offers in the Region Of £425,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present this spacious two double bedroom split level converted flat with a long lease. Ideal first time buy or investment opportunity with a rental value of £1,500 per calendar month. The property is entered via a spacious communal hallway with stairs leading to the first floor and its own front door. The lounge is a fair size, great for having friends and family round. It has an attractive cast iron fireplace and tiled hearth. The kitchen is well fitted with a range of base and wall units. The oven & hob is built-in whilst there is space for a fridge/freezer and a dishwasher. The washing machine and combi-boiler are housed in a built-in cupboard. The first bedroom is this floor and has a built-in wardrobe with sliding mirrored doors and has an en-suite shower. The second floor leads to another double bedroom and a three price separate bathroom. This property is located in a sought after area off North Finchley, just off the High Road, popular with its local shops and easy access to buses. Woodside Park Tube Station is only 0.4 mile away whilst Whetstone and Totteridge Tube Station is 0.5 mile

Long lease

Two double bedrooms

Chain free

Kitchen/breakfast room

0.4 mile to Woodside Park Tube and 0.5 mile to Whetstone and Totteridge Tube

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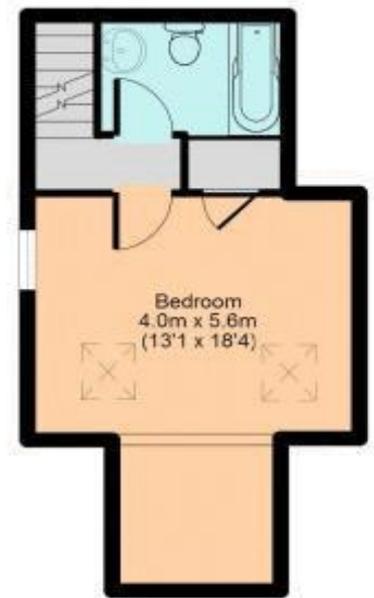
0.4 mile to Woodside Park Tube and 0.5 mile to Tottenham Court Road Tube

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APPROX GROSS INTERNAL FLOOR AREA: 856 sq. ft / 79 sq. m

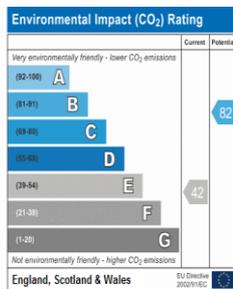
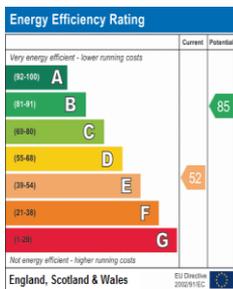


1st Floor



2nd Floor

For identification only - Not to scale
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Tenure: Leasehold

Council Tax: C

Local Authority: London Borough of Barnet

EPC Rating: E

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.