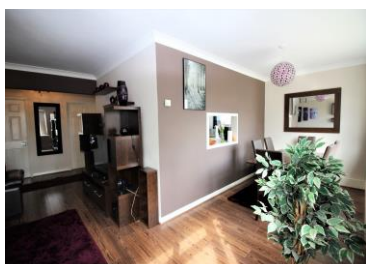
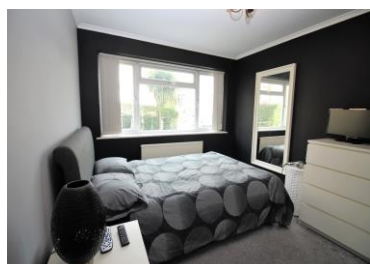


Friern Park, North Finchley, N12

Offers in Excess of £350,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

***** SHARE OF FREEHOLD ***** Ivy Gate are delighted to offer this bright and spacious modern 2 bedroom ground floor flat with own garden space. Located in a sought after road, so close to local amenities and transport links and in catchment of Wren Academy. This is an ideal first time buy or investment opportunity with an achievable rent of £1,450 - £1500. The building is entered via a secure communal hallway and as you go through the front door of the flat, you are greeted by a spacious living room which L-shapes through to a dining area. The kitchen is separate and fully fitted with white wall and base units. The bathroom and both bedrooms are accessed from the hallway area. This property is within walking distance of North Finchley High Road which has an array of shops and a variety of restaurants. An early viewing is recommended.

Share of Freehold

Spacious 2 bedroom ground floor flat

Own garden space

Gas central Heating

Double Glazed

0.9 mile from Woodside Park Station

Friern Park, North Finchley, N12

Offers in Excess of £350,000 Share of Freehold



2 Bedrooms | 1 Bathrooms | 1 Reception

Share of Freehold

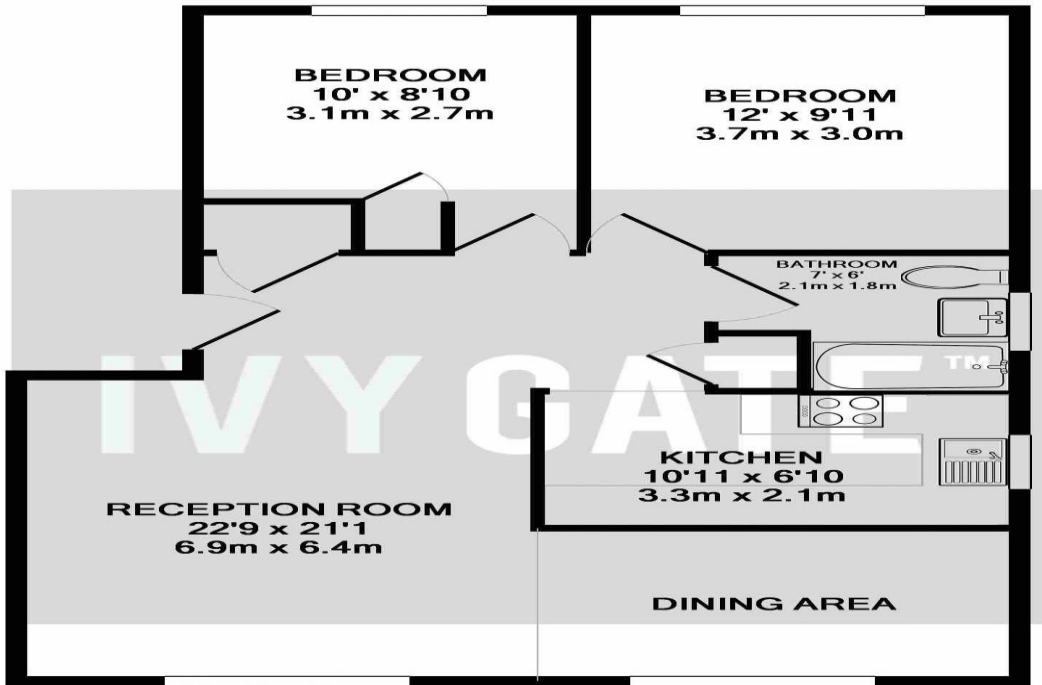
Gas central Heating

Spacious 2 bedroom ground floor flat

Double Glazed

Own garden space

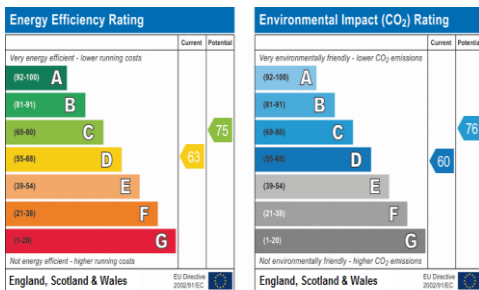
0.9 mile from Woodside Park Station



TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure: Share of Freehold
 Council Tax: D
 Local Authority: London Borough of Barnet
 EPC Rating: C

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.