



**Alexandra Grove, North Finchley, N12**

**£330,000**

 1 Bedrooms  1 Bathrooms  1 Receptions





North Finchley Office

365 Ballards Lane, North Finchley, London, N12 8LL

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### Key Features

- One Bedroom
- Top Floor
- Conversion
- Chain Free
- Modern Open Plan Kitchen

### Nearest Stations

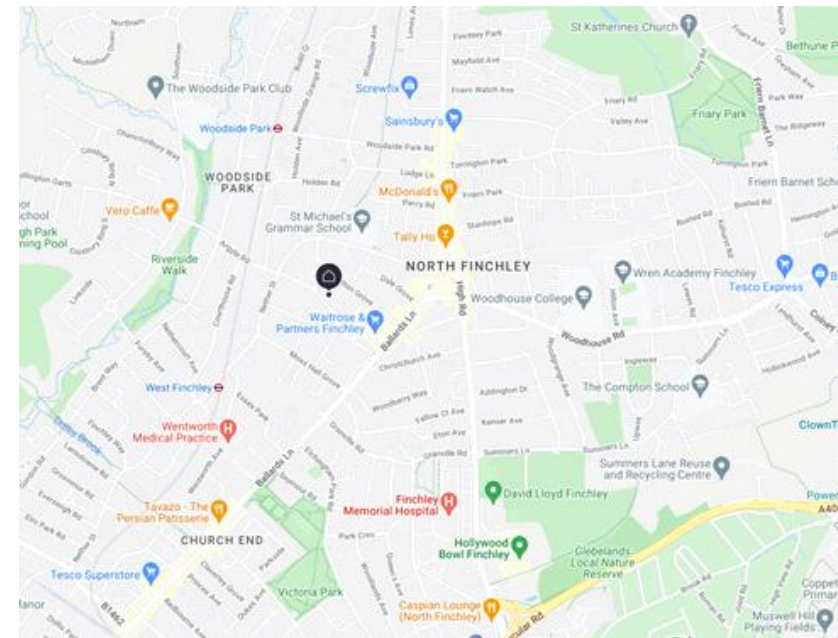
**West Finchley Station**      **0.3 miles**


**Woodside Park Station**      **0.4 miles**

**Finchley Central Station**      **0.9 miles**

### Property Description

Conveniently located in this tree lined road off Nether Street and within walking distance of the multiple local shops and transport facilities is this well presented one bedroom top floor (second) conversion. The property is offered chain free and benefits from an approximately 23ft living room with a modern open plan kitchen, gas central heating, double glazing and a 3 piece bathroom. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Total floor area 59.3 sq.m. (638 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.