






**Graywood Court, North Finchley, N12**

**£475,000**

 2 Bedrooms  1 Bathrooms  1 Receptions





North Finchley Office

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

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# Graywood Court, North Finchley, N12

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### Key Features

- Two Bedrooms
- Ground Floor Maisonette
- Modern Kitchen
- Direct Access to Garden
- Share of Freehold
- 626 Sq Foot

### Nearest Stations

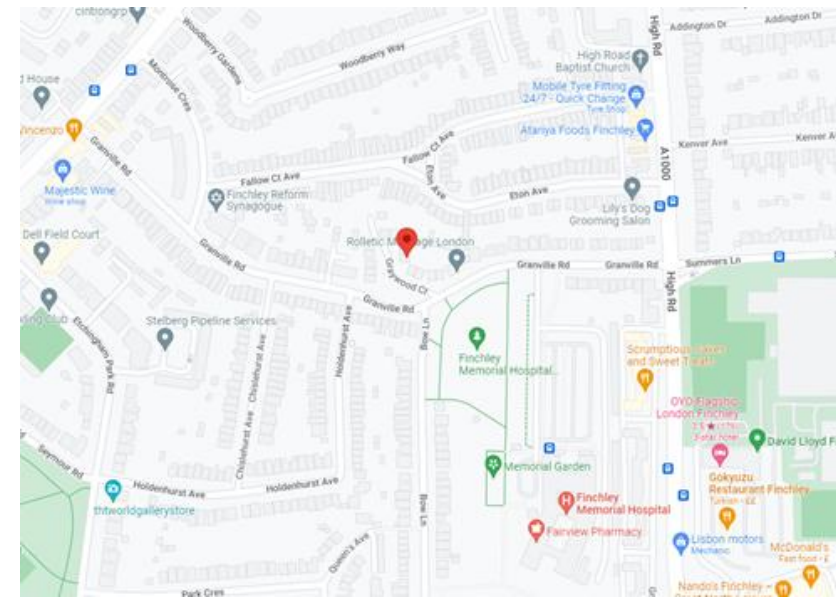
**West Finchley Station**      **0.4 miles**


**Woodside Park Station**      **0.7 miles**

**Finchley Central Station**      **0.7 miles**

### Property Description

Situated in this residential turning off Granville Road and conveniently located within minutes' walk of Ballards Lane's multiple shops and amenities is this well presented, two bedroom, ground floor maisonette. The property benefits from a modern kitchen and bathroom, wooden flooring, double glazing and direct access to its own garden. To really appreciate the condition, location and size an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



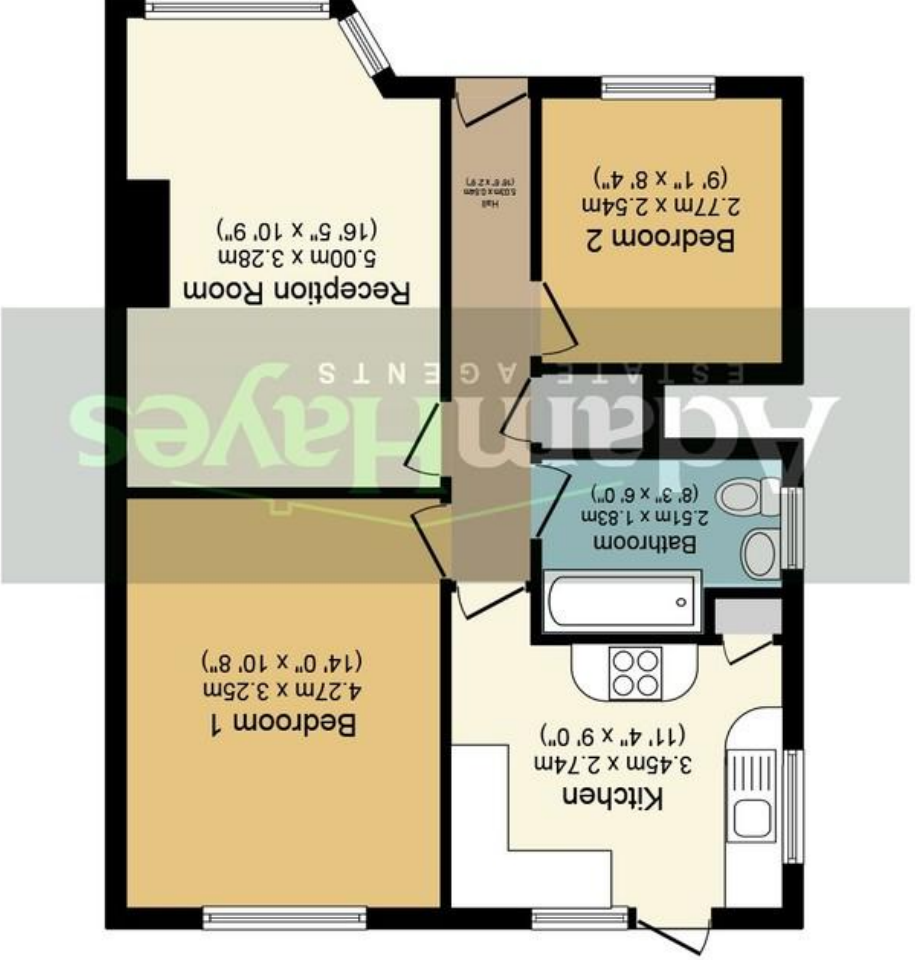
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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## Ground Floor



Total floor area 58.2 sq.m. (626 sq.ft.) approx

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

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 presentation 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.