



Alexandra Grove, West Finchley, N12 8HE
Guide Price £450,000 Share of Freehold Council Tax Band E

REAL ESTATES
Est.1981

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* CHAIN FREE * Real Estates are pleased to offer this TWO BEDROOM GARDEN FLAT on the border of West Finchley and Woodside Park, with easy access to both Northern Line Tube Stations, local shops and parkland.

Presented in modern condition throughout, this ground floor property benefits from one double bedroom, a single bedroom, bathroom with separate bath and shower, and a large open plan kitchen and living space, with doors leading out onto the decked private garden. There is allocated gated parking to the rear of the building.

Share of Freehold

Underlying Lease 999 Years From September 2014

No Ground Rent

Service Charge Approximately £2,600 PA

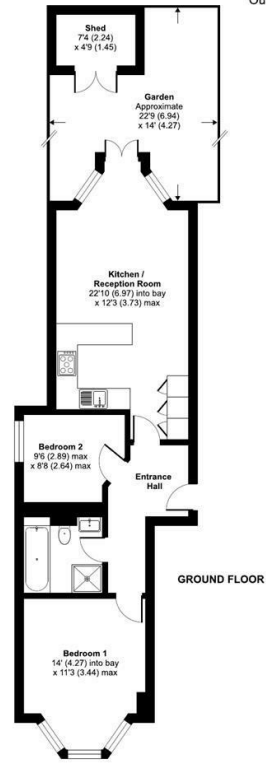
SOLE AGENT





Alexandra Grove, London, N12

Approximate Area = 624 sq ft / 57.9 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 659 sq ft / 61.1 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2025. Produced for Real Estates. REF: 1230551

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m ²		
B	81-91 kWh/m ²	78	79
C	69-80 kWh/m ²		
D	55-68 kWh/m ²		
E	39-54 kWh/m ²		
F	21-38 kWh/m ²		
G	1-20 kWh/m ²		
Not energy efficient - higher running costs			
EU Directive			

