



**Fairfield Close**

North Finchley, London, N12 9ST

£270,000



## Fairfield Close

North Finchley, London, N12 9ST

\* CHAIN FREE \*

EXCELLENT LOCATION & TRANSPORT LINKS close to WOODSIDE PARK UNDERGROUND and NORTH FINCHLEY HIGH ROAD with its multiple cafes, restaurants & SHOPPING FACILITIES. This 1 bedroom apartment offers great opportunity for first time buyers and investors. Offering FANTASTIC VALUE & SCOPE FOR RENOVATION in a QUIET CUL-DE-SAC with communal gardens.

EPC : C

BARNET COUNCIL TAX BAND: C

Leasehold

Service Charge: TBC

103 years remaining on lease

### Hallway

5'8" x 4'11" (1.73m x 1.50m)

### Living Room

11'6" x 18'4" (3.52m x 5.61m)

### Kitchen

10'9" x 5'4" (3.30m x 1.63m)

### Bedroom

10'9" x 7'8" (3.30m x 2.35m)

### Family Bathroom





Sean Heaney  
HOMES & PROPERTY



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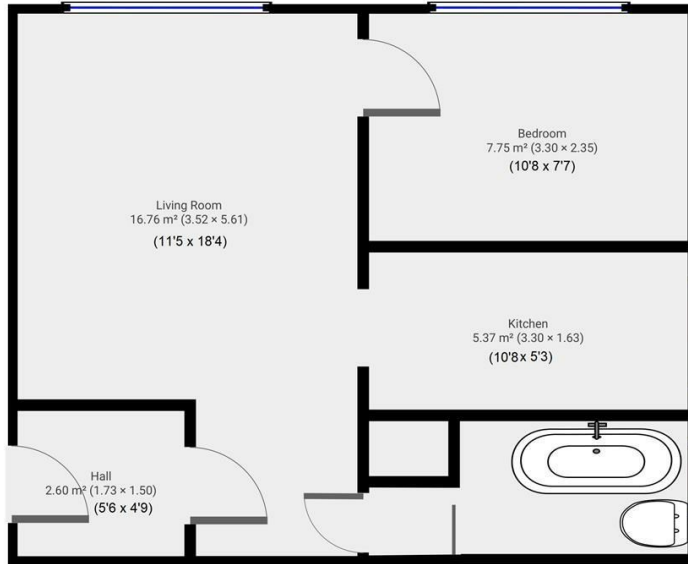


Sean Heaney  
HOMES & PROPERTY

## Floor Plan

### Fairfield Court, N12

Total Area: 411 sq ft approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

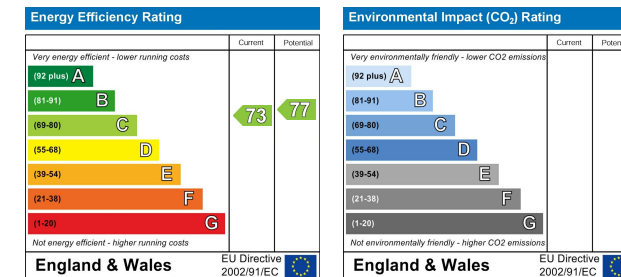
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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