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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

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High Road, London N12
£395,000 FOR SALE

Apartment - Purpose Built

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High Road, London N12

£395,000

Description

A well-presented top floor two bedroom apartment.

Occupying the top floor of a modern development on the High Road in North Finchley, the property benefits from an elevated position, excellent natural light and a real sense of space. The accommodation comprises a bright dual-aspect open-plan kitchen/reception room, creating a versatile living area ideal for both everyday living and entertaining. This space leads out onto a private balcony, offering an attractive outdoor area to relax or unwind.

The flat features two well-proportioned double bedrooms, along with a contemporary family bathroom. There is also useful built-in storage, helping to keep the living space practical and uncluttered.

Key Features

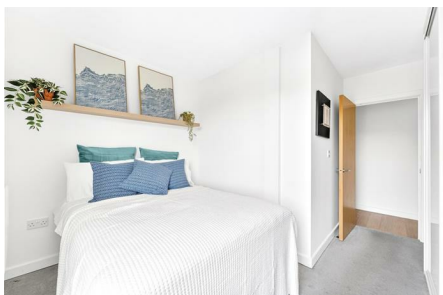
- Two double bedroom penthouse apartment
- Top floor position within a modern development
- Bright dual-aspect open-plan living space
- Private balcony
- Lift access
- Built-in storage
- Well-presented throughout
- Chain free
- Barnet Council Tax Band E

Tenure

Leasehold
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold

to be confirmed
to be confirmed
to be confirmed
Barnet
E

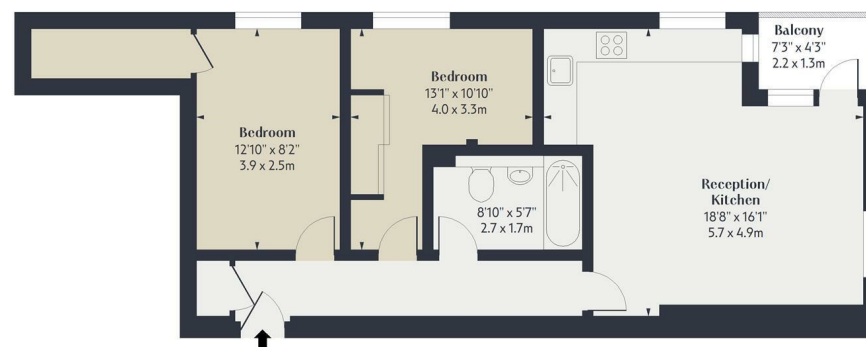


Floorplan

Sheldon House N12

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M
Approx. Gross Balcony Area 29 Sq Ft - 2.69 Sq M

Philip
Alexander



Fourth Floor
Floor Area 673 Sq Ft - 62.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.