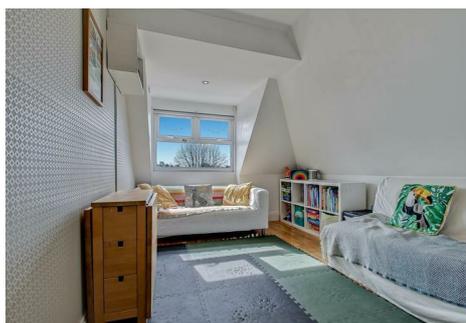


est 1979

Jeremy  
Leaf & Co.



Friern Park, North Finchley, London

£475,000

- Lease - 119 years remaining
- £100 pcm service charge
- Two double bedrooms
- Share of freehold included
- Close to transport links and shopping amenities
- Council Tax Band C
- Top floor flat with views
- Two bathrooms, one en-suite
- No ground rent
- Within the Wren Academy catchment area

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

# Friern Park, North Finchley, London, N12 9UA

Nestled in the desirable area of Friern Park, North Finchley, this beautifully presented top floor flat offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, including a master suite with an en-suite bathroom, this property is ideal for professionals, couples, or small families seeking a modern living space.

The flat features a well-appointed reception room that provides a welcoming atmosphere, The additional bathroom ensures that there is ample space for all residents

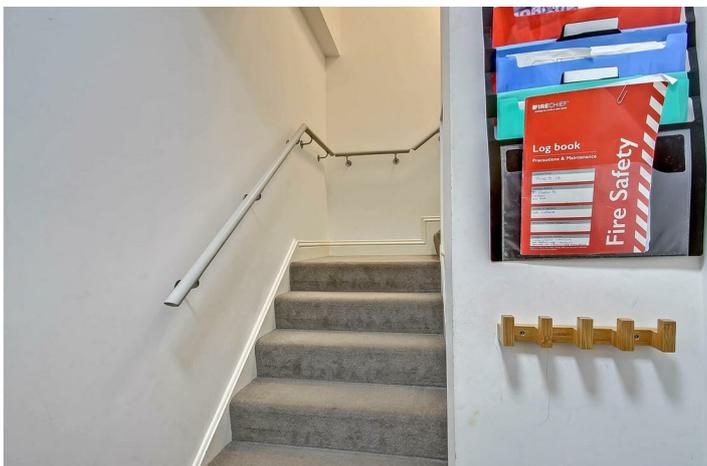
One of the standout features of this property is the share of freehold, which offers a sense of ownership and stability.

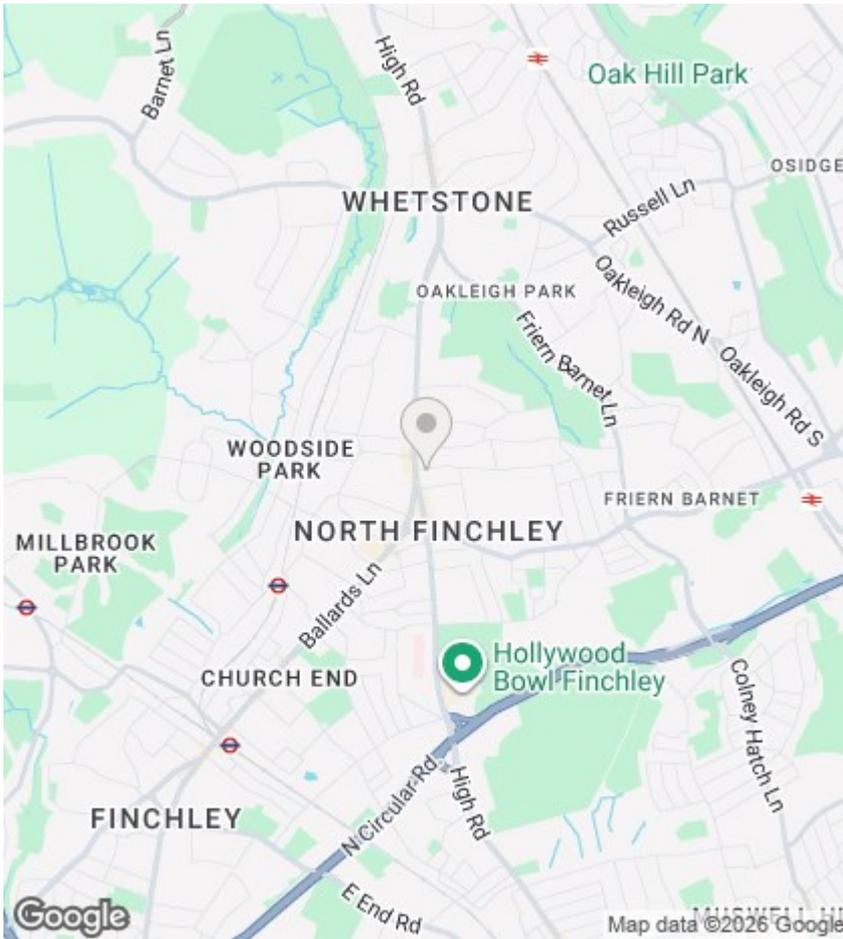
Situated within close proximity to North Finchley's excellent transport links and shopping amenities, residents will enjoy the convenience of having a variety of shops, cafes, and restaurants right at their doorstep. The property is also within the Wren Academy catchment area. This vibrant neighbourhood is well-connected, providing easy access to central London and beyond.



Council Tax Band: C







### Directions

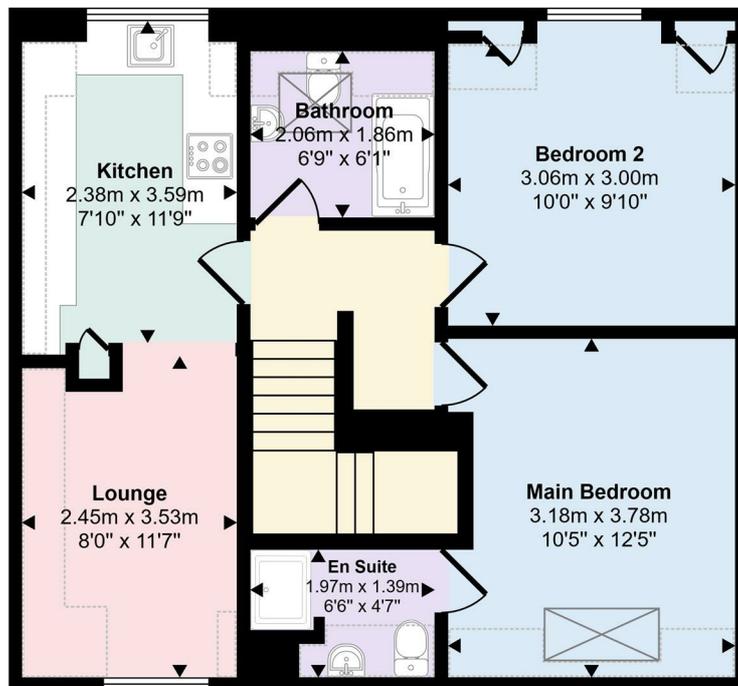
### Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Floorplan

Denotes head height below 1.5m