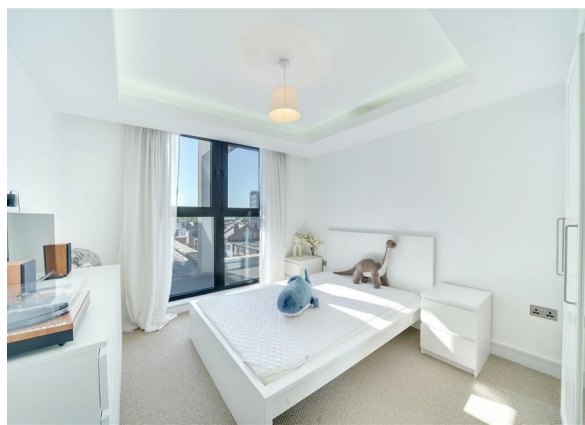


Flat 20, 706 High Road, London, N12 9QL  
Offers in excess of £425,000

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**PINDROP PROPERTY**







**Flat 20, 706 High Road, London, N12 9QL**  
**Offers in excess of £425,000**  
**Council Tax Band: D**

**\*Chain Free\*** The sellers are relocating and ready to move quickly, making this an ideal opportunity for motivated buyers. A stylish two-bedroom, two-bathroom top-floor apartment with panoramic views across London's skyline.

Rising above the rooftops on the third floor of a modern development, this beautifully appointed apartment offers a lifestyle defined by light, space, and views that are far reaching. Whether it's watching the sunrise with a morning coffee or unwinding in the evening as the city lights come alive, this is a home designed to impress.

At its heart, the open-plan kitchen, dining, and reception room is a space made for modern living. The sleek, integrated kitchen blends style and function, while the expansive windows draw the eye outwards to those breathtaking views. It's the perfect backdrop for entertaining friends or enjoying quiet nights in.

The principal bedroom comes complete with its own en-suite shower room, while the second double bedroom is served by a contemporary family bathroom off the hallway. A generous hallway with a large storage cupboard ensures practicality matches the style.

Residents enjoy the convenience of a secure video entry system and lift access, adding peace of mind to everyday living.

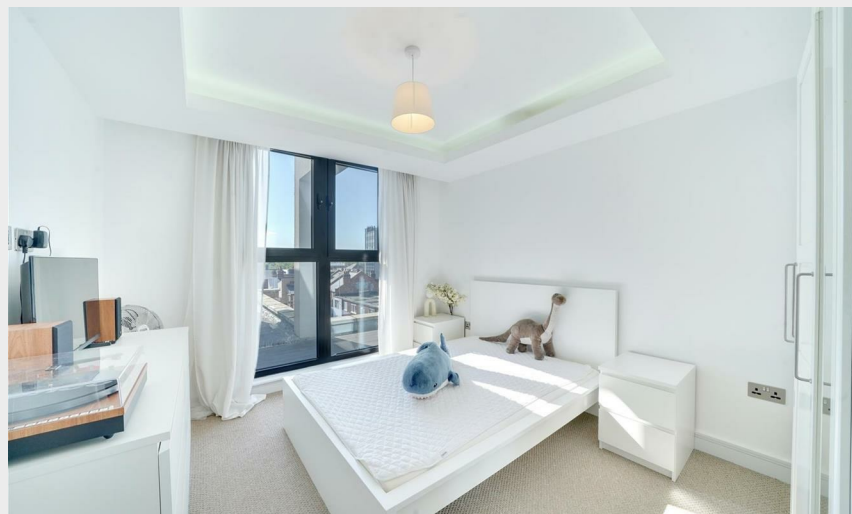
Located directly on North Finchley's bustling High Road, this apartment puts an enviable lifestyle within easy reach. Independent cafés, vibrant restaurants, and everyday essentials are all on your doorstep, while Friary Park and other green spaces provide leafy escapes. West Finchley & Woodside Park Underground Stations (Northern Line) are close by, making commutes into the City and West End quick and effortless. For families, the area offers an excellent choice of highly regarded schools.

Perfect for first-time buyers, professionals, or investors, this is more than just an apartment — it's a front-row seat to some of London's most iconic views, combined with the vibrancy and convenience of one of North London's most connected commun









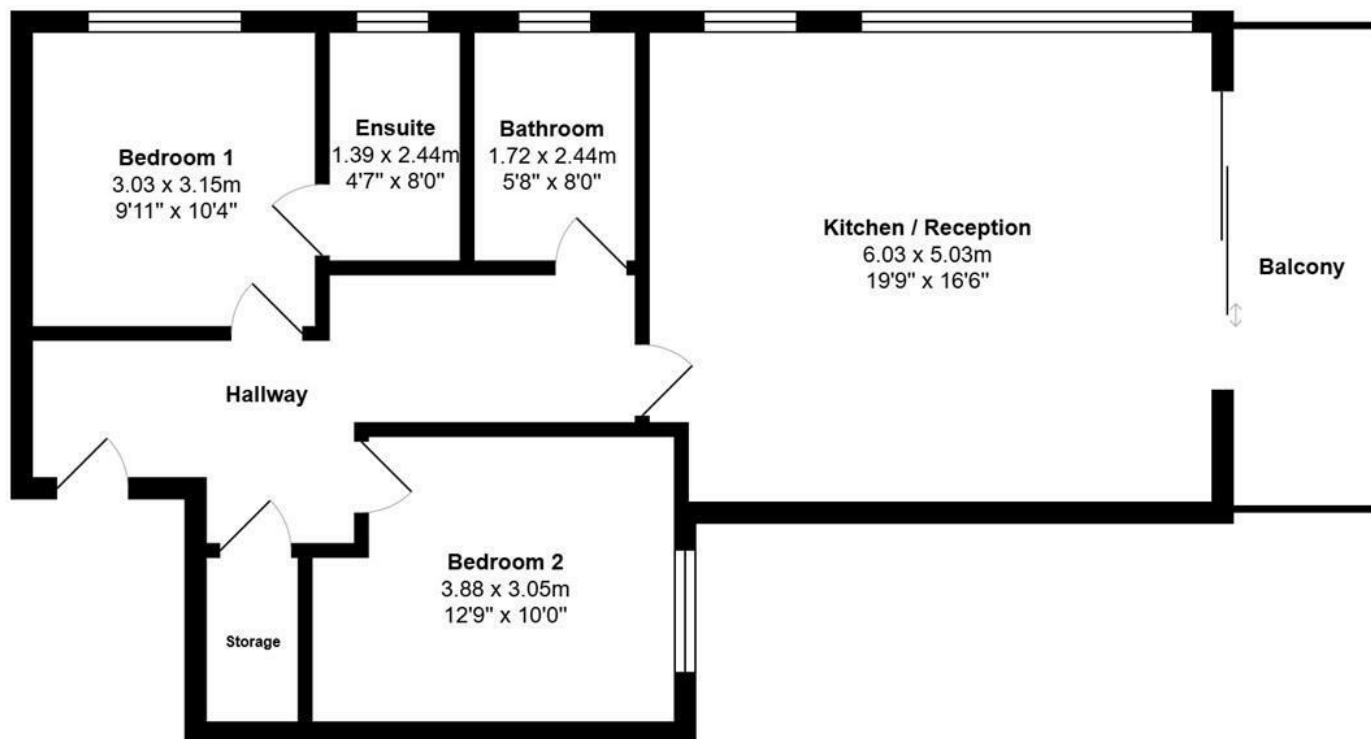






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### Third Floor

Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



| 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>                            | 76      | 76                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |