



**Percy Road, London, N12 8BY**

**Asking Price: £425,000**  
*Share of Freehold*

## 1 Percy Road, London, N12 8BY

This beautifully presented Victorian one bedroom ground floor maisonette with 58ft private south facing garden set close to local shops, transport links and is being sold CHAIN FREE.

Accommodation comprises entrance hall, bay fronted reception room with period features and fireplace, spacious eat in kitchen, bedroom, three piece family bathroom and basement storage.. Well maintained 58ft South Facing rear garden with decking area and store.

Located Moments from North Finchley High Road and its array of shops, bars and cafes and within 10 minutes walk of Woodside Park underground station.

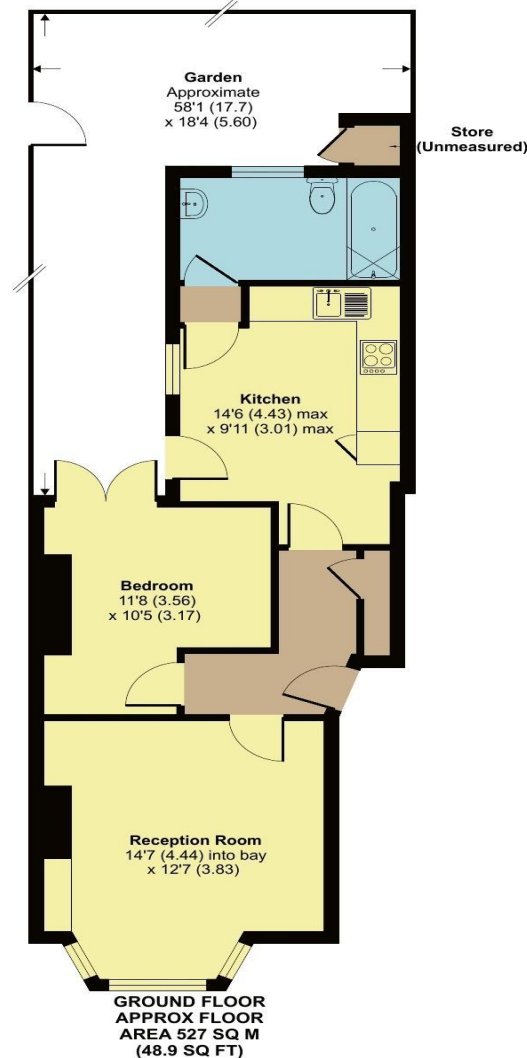
- **CHAIN FREE**
- **SHARE OF FREEHOLD**
- **ONE BEDROOM GARDEN FLAT**
- **PERIOD FEATURES & HIGH CEILINGS**
- **58FT SOUTH FACING GARDEN**
- **EAT IN KITCHEN**
- **WELL PRESENTED THROUGHOUT**
- **BASEMENT STORAGE**
- **MOMENTS FROM HIGH ROAD**
- **10 MINUTE WALK TO WOODSIDE PARK STATION**
- **COUNCIL TAX BAND C**



### Percy Road, London, N12

Approximate Area = 527 sq ft / 48.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Hunters - Barnet & Whetstone. REF:1276795.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.