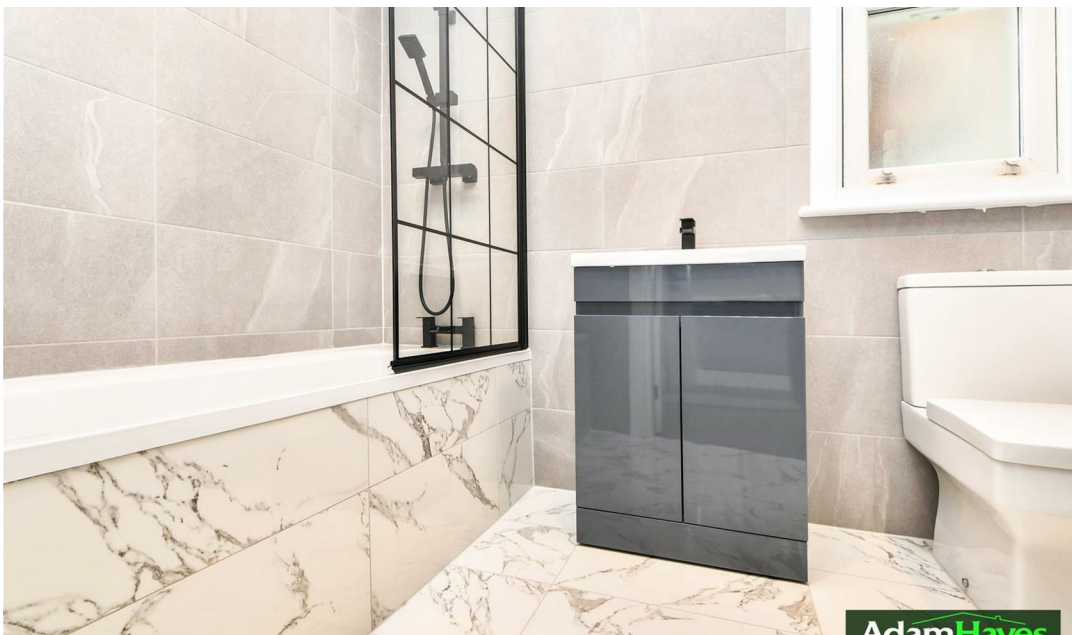




Glebe Road, Finchley, N3

 2 Bedrooms  1 Bathroom  1 Reception

£400,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

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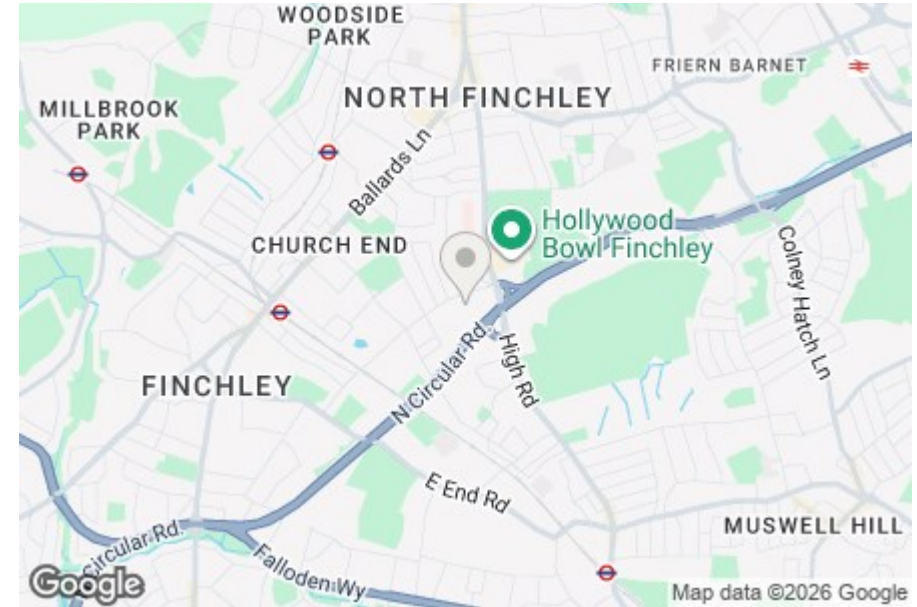
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Ground Floor
- Private Garden
- Chain Free
- Modern Bathroom
- Recently Renovated

Other Information

Tenure: Leasehold
Length of Lease: 105 Years
Ground Rent: £200.0 P/A
Service Charge: £1,100.00 P/A
Council Tax Band: C



Nearest Stations

Finchley Central Station 0.6 miles
East Finchley Station 0.8 miles
West Finchley Station 1.1 miles

Property Description

Situated on this popular residential road in Finchley is this outstanding recently renovated two double bedroom ground floor period conversion, offered for sale on a chain free basis. Finished to a high specification throughout, the property combines period charm with contemporary living and benefits from a spacious reception room with wooden flooring and large windows, a modern fitted kitchen and a stylish fully tiled bathroom.

A particular feature of the property is the generous private rear garden, offering a paved entertaining area, newly turfed lawn, garden shed and rear access. Conveniently located close to local shops, amenities and Finchley Leisure Park, home to David Lloyd Leisure Centre, Vue Cinema, Hollywood Bowl and a variety of restaurants. The property also enjoys excellent transport links via East Finchley, West Finchley and Finchley Central Underground Stations, as well as easy access to the North Circular, M1 and M25. To really appreciate the condition, location and outdoor space, an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

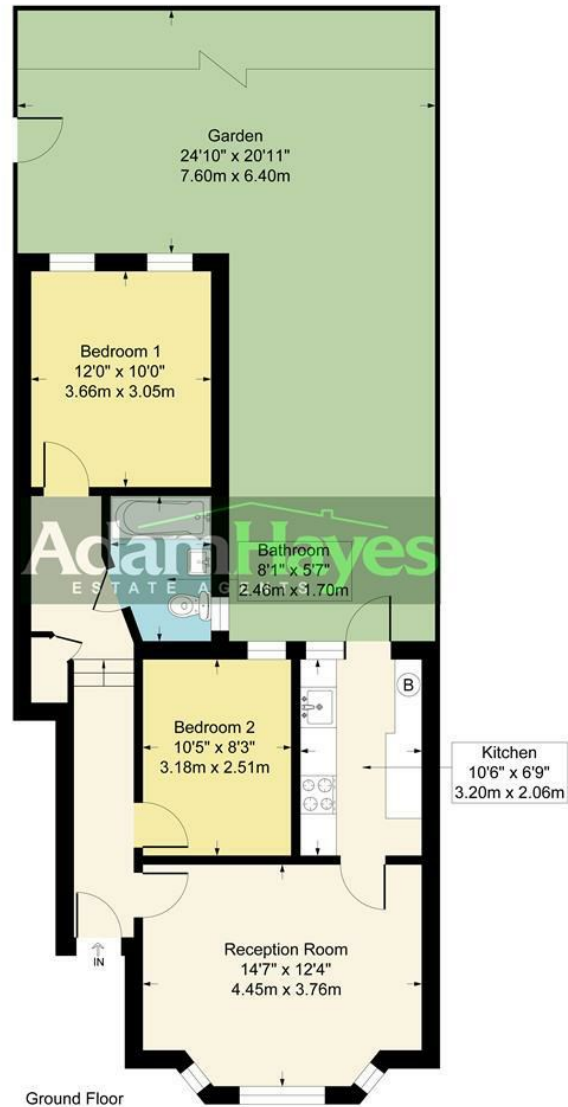
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
59.13 sq ft - 636 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.