



Dollis Road, Finchley Central, N3

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £485,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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## OIEO £485,000

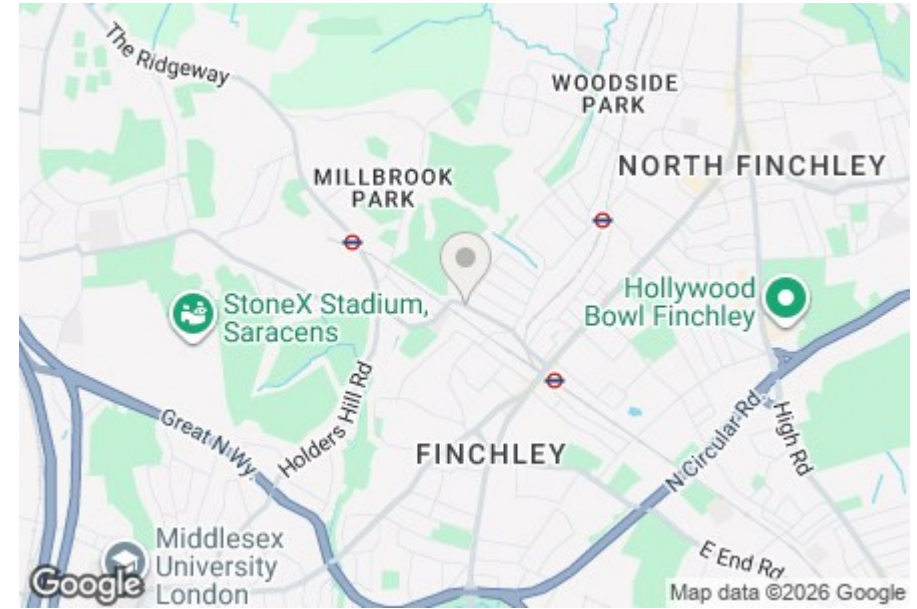
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### Key Features

- Two Bedrooms
- Ground Floor Apartment
- Contemporary Bathroom
- Separate Kitchen
- Private Garden
- Double Glazing

### Other Information

Tenure: Leasehold  
Length of Lease: 100 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: D



### Nearest Stations

- Finchley Central Station 0.3 miles
- Mill Hill East Station 0.5 miles
- West Finchley Station 0.6 miles

### Property Description

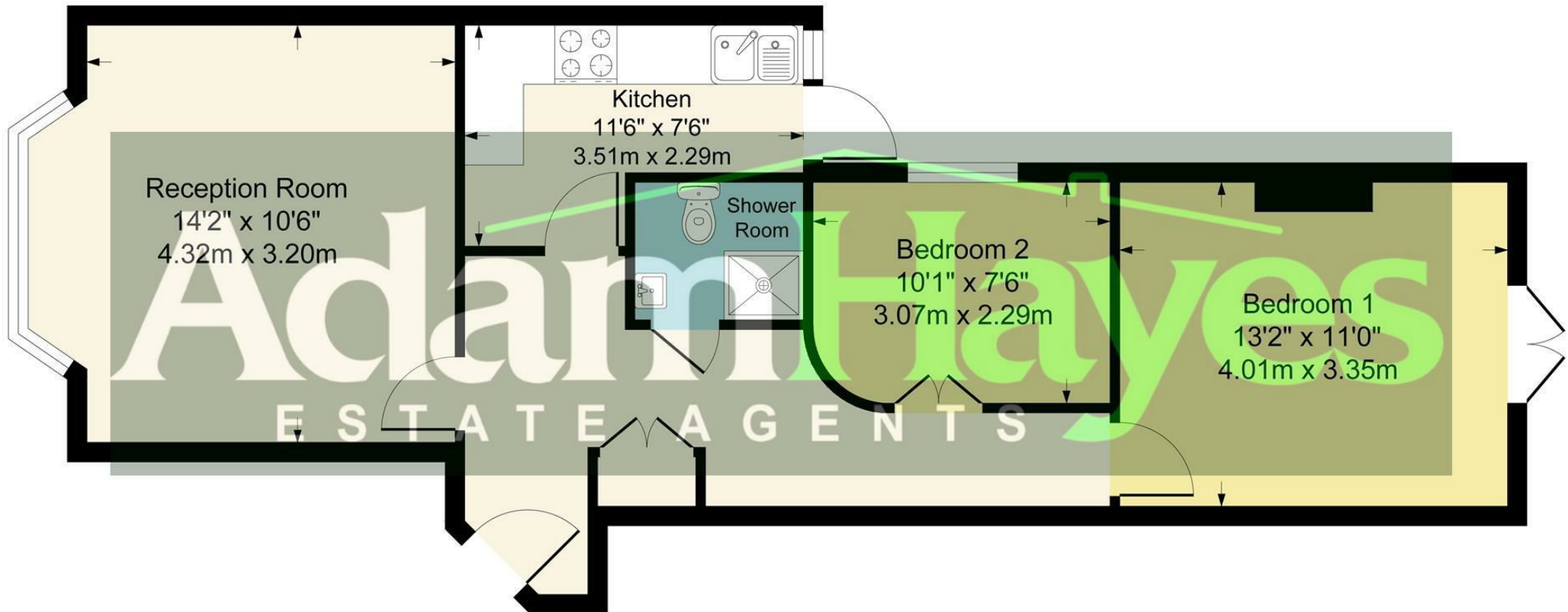
Situated on Dollis Road and only a short walk from both Finchley Central and West Finchley Underground Stations (Northern Line), this charming two double bedroom ground floor conversion enjoys an enviable location in the heart of Finchley. The property boasts a bright and spacious 14ft reception room flooded with natural light, together with double glazing throughout and the added benefit of a Nest heating and cooling system. A contemporary kitchen and newly refurbished modern bathroom further enhance the home, while the private west-facing rear garden, accessible from both the kitchen and principal bedroom, provides an excellent outdoor space enjoying sunshine well into the evening. The garden also benefits from a shed with electricity. Ideal for buyers seeking a blend of tranquillity and convenience, this attractive residence offers fantastic potential within a highly sought-after setting. An internal viewing is strongly recommended to fully appreciate the size, location, and character of the property, strictly via the vendor's sole 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			
(55-68) D		67	75
(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  
658 sq ft - 61 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.