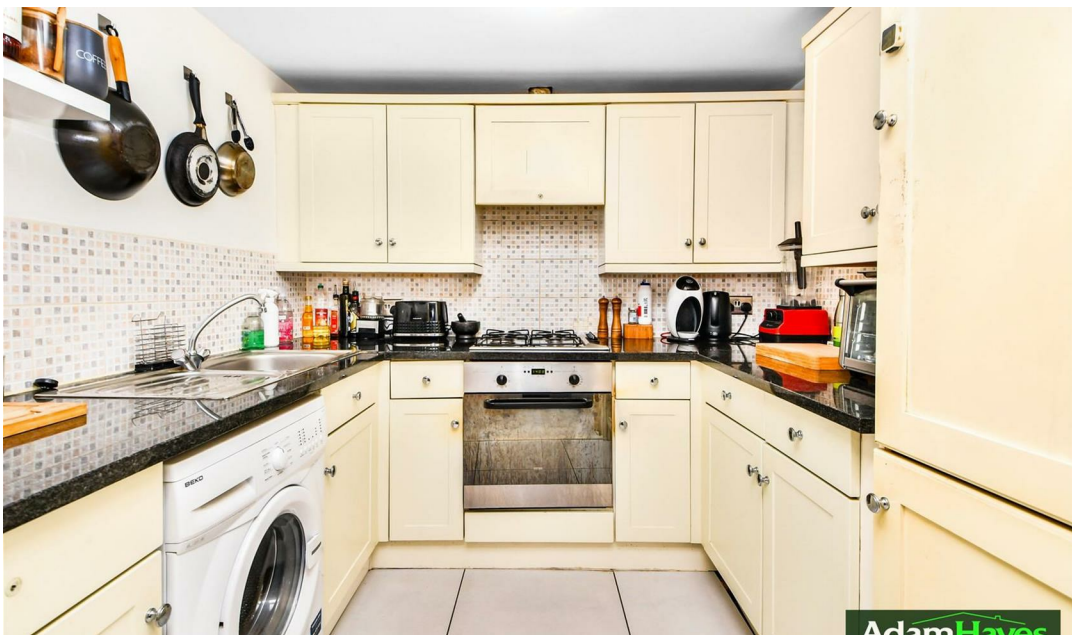




Nether Street, Finchley Central, N3

 1 Bedroom  1 Bathroom  1 Reception

£349,950



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

# Nether Street, Finchley Central, N3

## £349,950

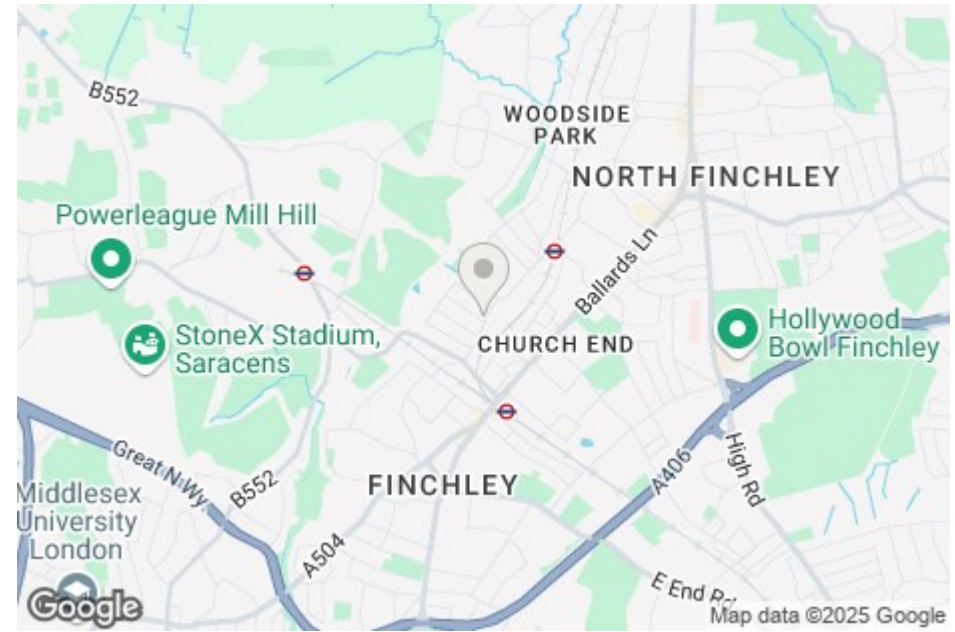
 1 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- One Double Bedroom
- Duplex Apartment
- Modern Kitchen
- Close to Shops & Amenities
- Off Street Parking
- Private Section of Garden

### Other Information

Tenure: Leasehold  
Length of Lease: 115 Years  
Ground Rent: £250.00 P/A  
Service Charge: £900.00 P/A  
Council Tax Band: D




### Nearest Stations

West Finchley Station 0.3 miles  
Finchley Central Station 0.4 miles  
Mill Hill East Station 0.7 miles

### Property Description

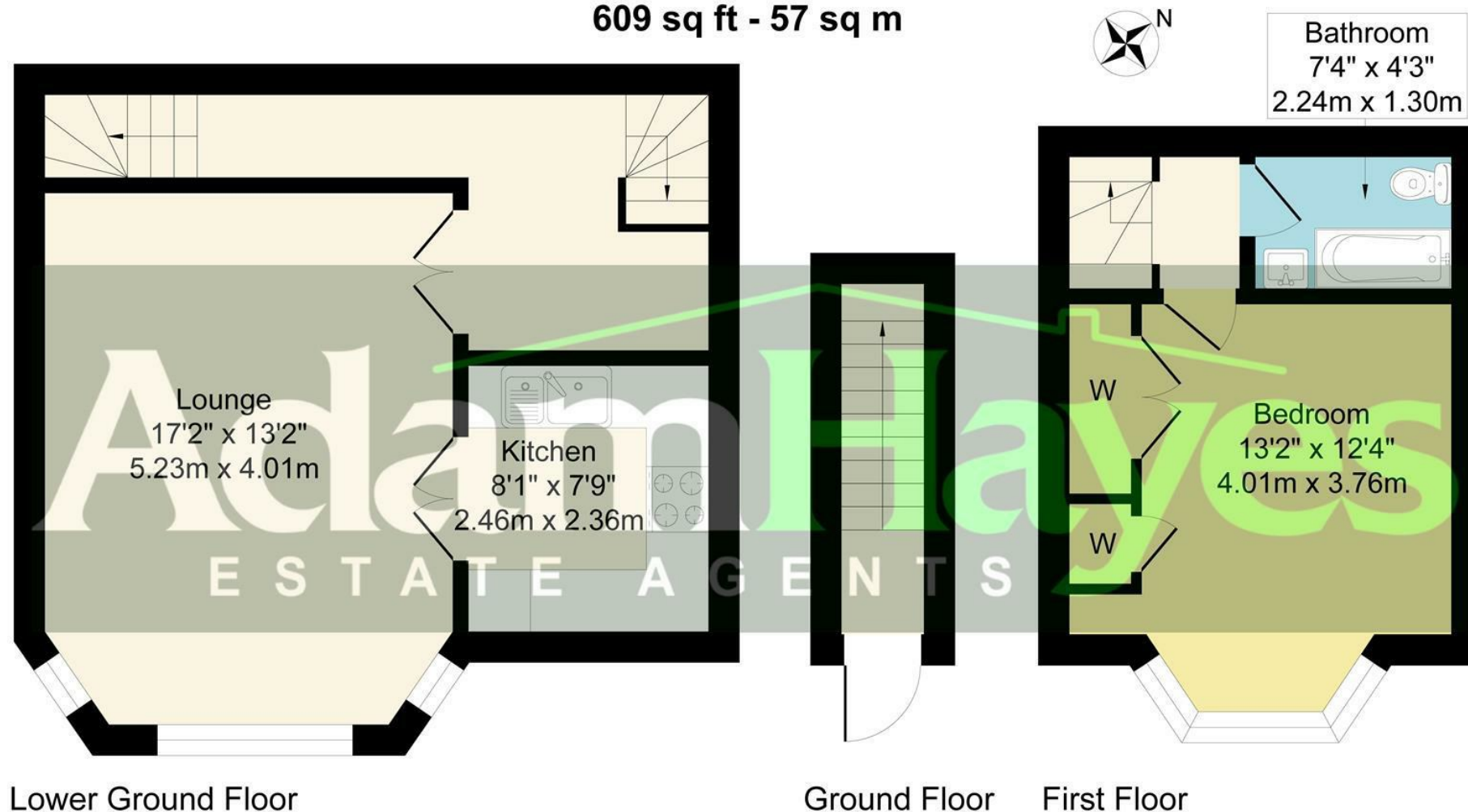
Conveniently situated just a few minutes' walk from both Finchley Central and West Finchley tube stations, is this unique one double bedroom duplex conversion (ground and lower ground) that offers a distinctive design. The property boasts a separate modern kitchen with integrated appliances, private section of garden (currently disused), abundant natural light throughout the entire property, wooden flooring and off street parking. To truly grasp the size, location, and condition of the property, we highly recommend scheduling an internal viewing through the sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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**Approximate Gross Internal Area  
609 sq ft - 57 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.