








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](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Finchley Road, Temple Fortune, NW11

OIEO £475,000

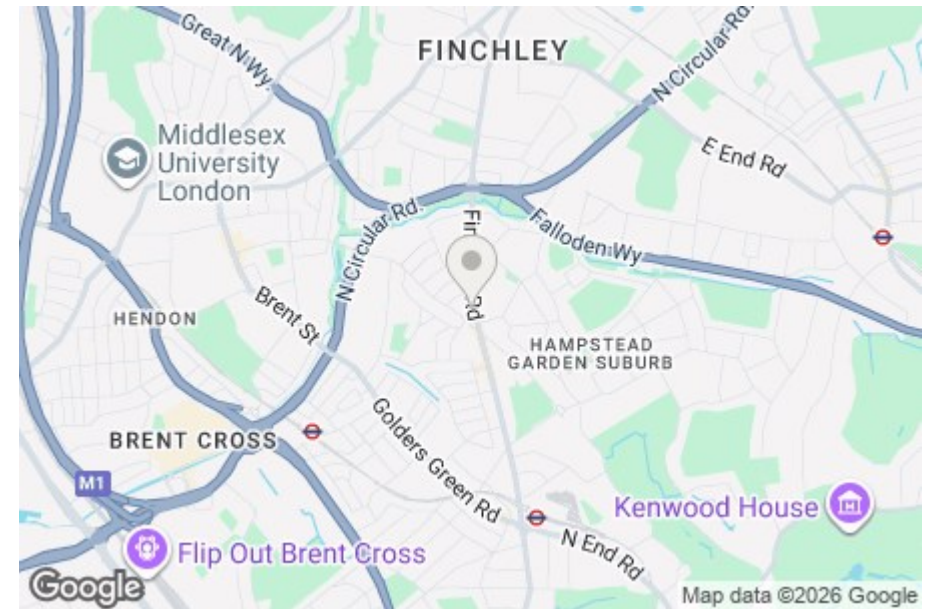
 3 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Three Double Bedrooms
- First Floor Apartment
- Modern Fitted Kitchen
- Balcony
- Communal Gardens
- Off Street Parking

## Other Information

Tenure: Leasehold  
Length of Lease: 107 Years  
Ground Rent: £200.00 P/A  
Service Charge: £4,600.00 P/A  
Council Tax Band: E



## Nearest Stations

Brent Cross Station 0.9 miles  
Golders Green Station 1.0 miles  
Finchley Central Station 1.1 miles

## Property Description

Set back off Finchley Road and within the catchment area of a number of popular schools and places of worship is this well presented three double bedroom first floor purpose-built apartment. The property benefits from an approx. 15ft reception, a balcony, a separate modern eat in kitchen, ample storage, gas central heating and use of communal gardens and parking. Additionally, the property benefits from convenient access to the North Circular Road (A406) as well as the shops and amenities along Regents Park Road. To really appreciate the size, location and style an internal viewing is highly recommended via vendors 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
England & Wales		EU Directive 2002/91/EC

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## Ground Floor

Total floor area 73.0 sq. m. (786 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.