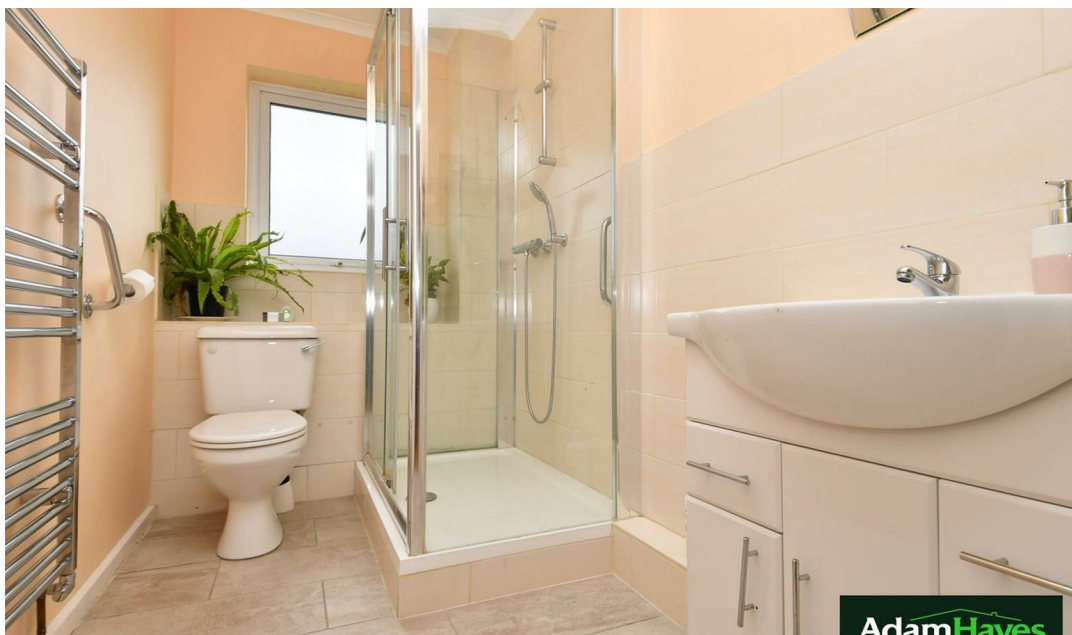




Heath View, East Finchley, N2

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £450,000



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Heath View, East Finchley, N2

## OIEO £500,000

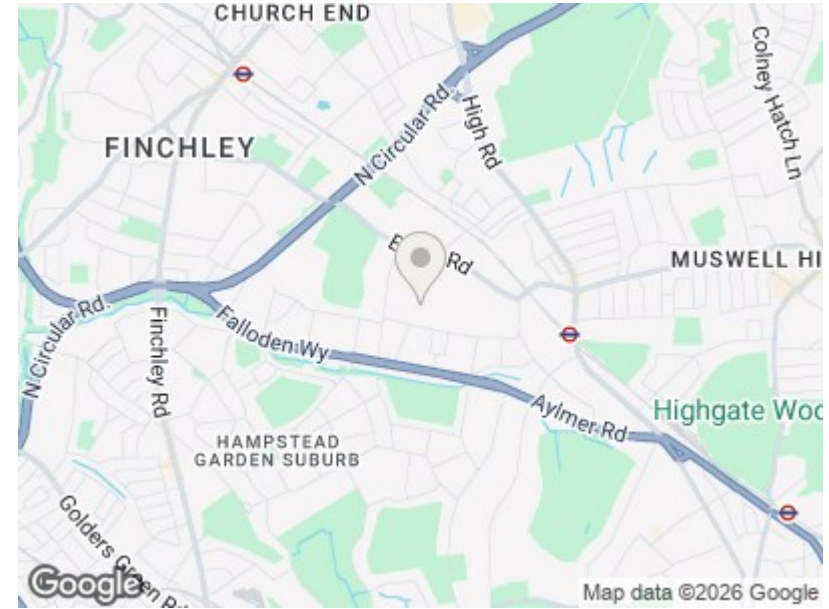
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- First Floor
- Modern Shower Room
- 27ft Reception
- Loft Access
- Communal Gardens

### Other Information

Tenure: Share of Freehold  
Length of Lease: 941 Years  
Ground Rent: N/A  
Service Charge: £1,800.00 P/A  
Council Tax Band: E



### Nearest Stations

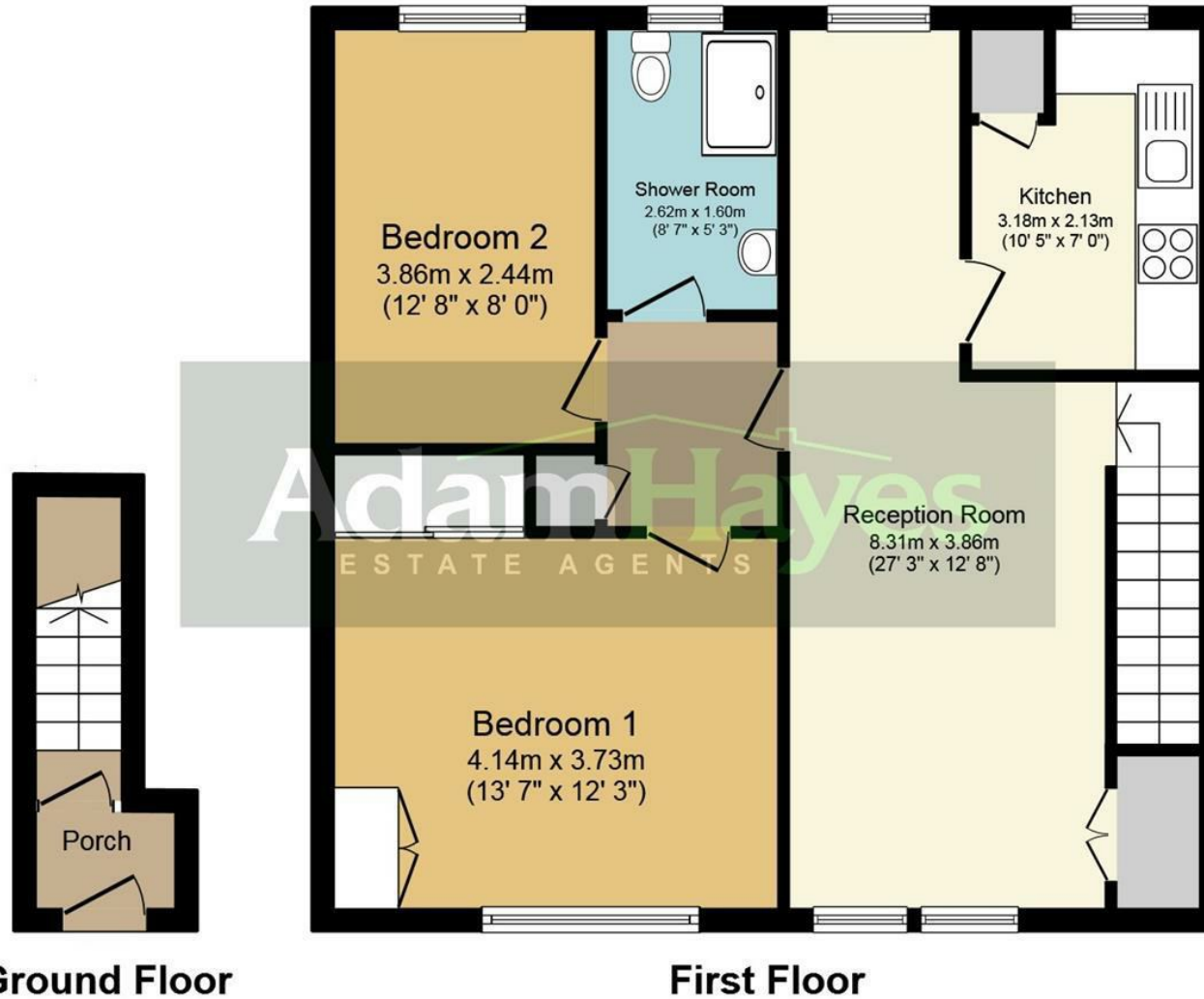
East Finchley Station 0.6 miles  
Finchley Central Station 1.1 miles  
Golders Green Station 1.3 miles

### Property Description

Situated in this residential cul-de-sac location off Hampstead Heights and within walking distance to local shops, amenities and local transport is this well presented bright and airy, two double bedroom, first floor maisonette. The property is in excellent decorative order and benefits from an approximately 27ft dual aspect living room, a modern kitchen and shower room, double glazing and use of a south-facing communal gardens. Ideally located within three-quarters of a mile of East Finchley Underground Station (Northern Line) and the High Street's array of shops and amenities, this attractive home is highly recommended for internal viewing to fully appreciate its size, condition and sought-after location. An internal viewing is highly recommended to really appreciate the size, condition and location of this property, 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	78	80
(55-68)	D		
(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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Total floor area 69.6 sq.m. (749 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.