

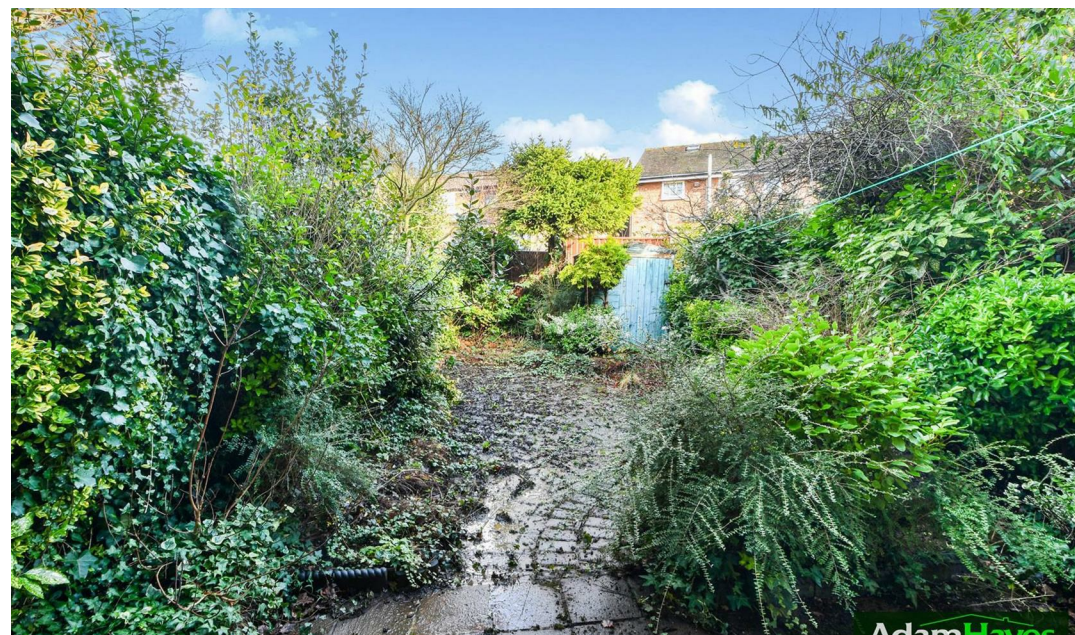
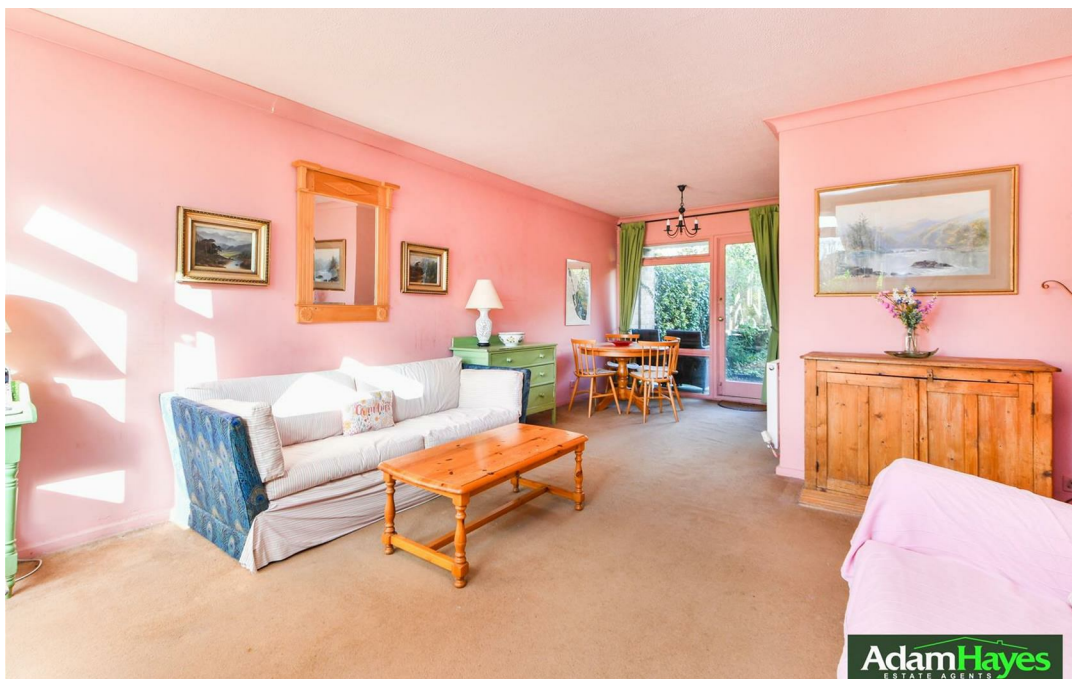


Heath View, East Finchley, N2

£625,000

 2 Bedrooms  1 Bathroom  1 Reception





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# Heath View, East Finchley, N2

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## Key Features

- Two Bedrooms
- Terraced Family House
- Separate Kitchen
- Through Lounge
- Low Maintenance Garden
- Garage

## Other Information

Tenure: Freehold  
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 a quiet residential cul-de-sac just off Hampstead Heights, and within easy walking distance of local shops, amenities and transport links, this well-presented, bright and airy two double bedroom terraced house offers comfortable and versatile living accommodation. The property features a generous reception room opening onto a beautifully landscaped garden, a separate fitted kitchen, double glazing throughout, and access to a south-facing communal garden. Further benefits include an approximately 23ft, a loft with potential to extend (STPP), and a garage en-bloc. 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. Viewings are available via the 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		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area  
848 sq ft - 79 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.