



Hertford Road, East Finchley, N2

£1,450,000


 4 Bedrooms  2 Bathrooms  2 Receptions



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS  
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## £1,450,000

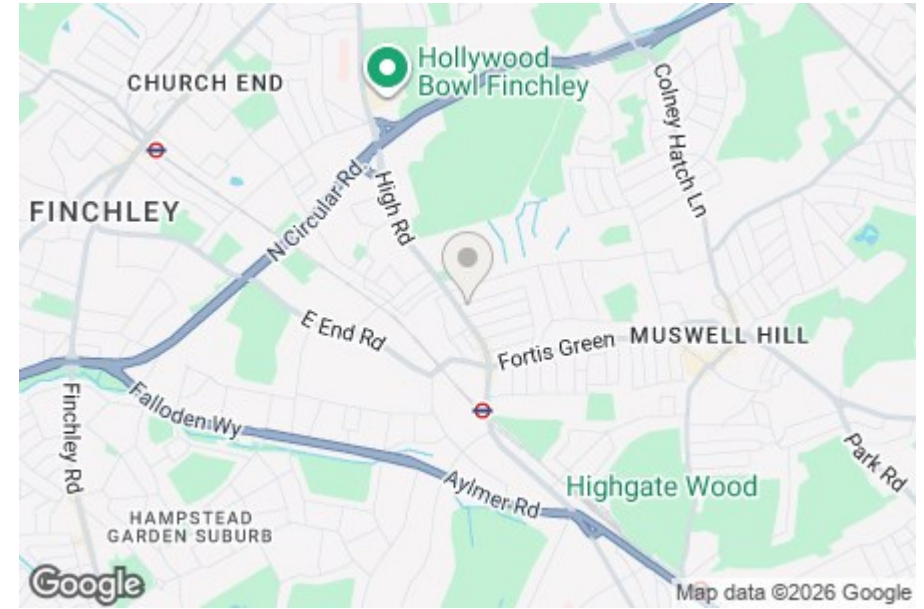
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### Key Features

- Mid Terraced House
- Arranged as Two Self Contained Flats
- Popular County Road
- Close to Shops
- Chain Free
- Freehold

### Other Information

Tenure: Freehold  
Council Tax Band:



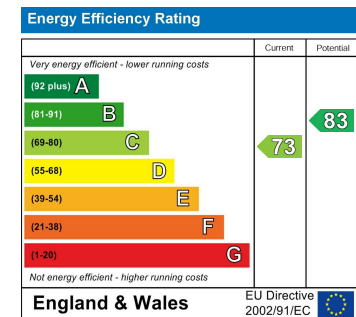
### Nearest Stations

East Finchley Station 0.4 miles  
Highgate Station 1.3 miles  
Finchley Central Station 1.3 miles

### Property Description

Situated in this popular tree lined road off East Finchley High Road is this freehold mid terrace building arranged as two self-contained two bedroom flats, offering excellent potential to convert into a substantial single family home (STPP). The property is currently arranged over two floors, with each flat comprising a reception room, kitchen, two bedrooms and a bathroom, providing flexible accommodation for a variety of uses.

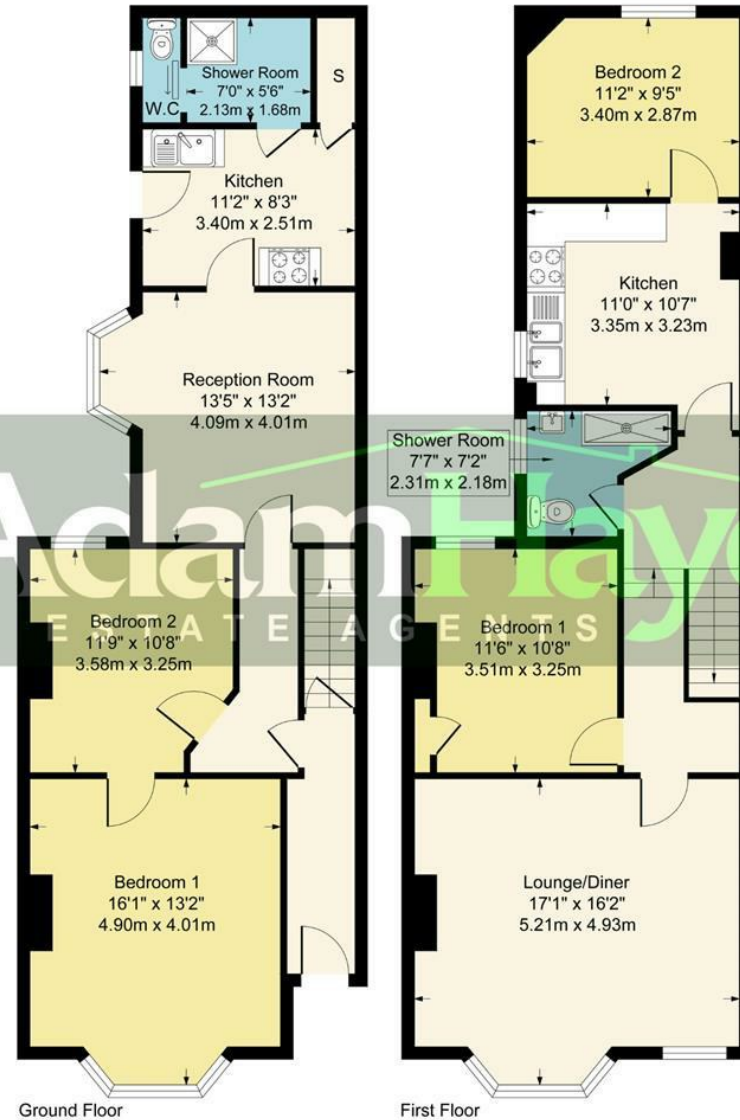
Further benefits include its prime residential location within easy reach of local shops, amenities and the open spaces of Cherry Tree Wood, as well as convenient access to East Finchley Underground Station (Northern Line) and Alexandra Palace mainline station. This is a rare opportunity for buyers looking to create a bespoke family home in a highly desirable North London location. To really appreciate the potential, size and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



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Approximate Gross Internal Area  
1537 sq ft - 143 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.