



Stanley Road, East Finchley, N2

£600,000

 4 Bedrooms  2 Bathrooms  1 Reception



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

- Four Double Bedrooms
- Two Bathrooms
- Duplex Apartment
- Periodic Conversion
- HMO License
- Catchment of Archer Academy & Holy Trinity School

Other Information

Tenure: Share of Freehold
Length of Lease: 900+ Years
Ground Rent: Nil
Service Charge: Nil
Council Tax Band: D



Nearest Stations

East Finchley Station 0.3 miles
Finchley Central Station 1.2 miles
Highgate Station 1.3 miles

Property Description

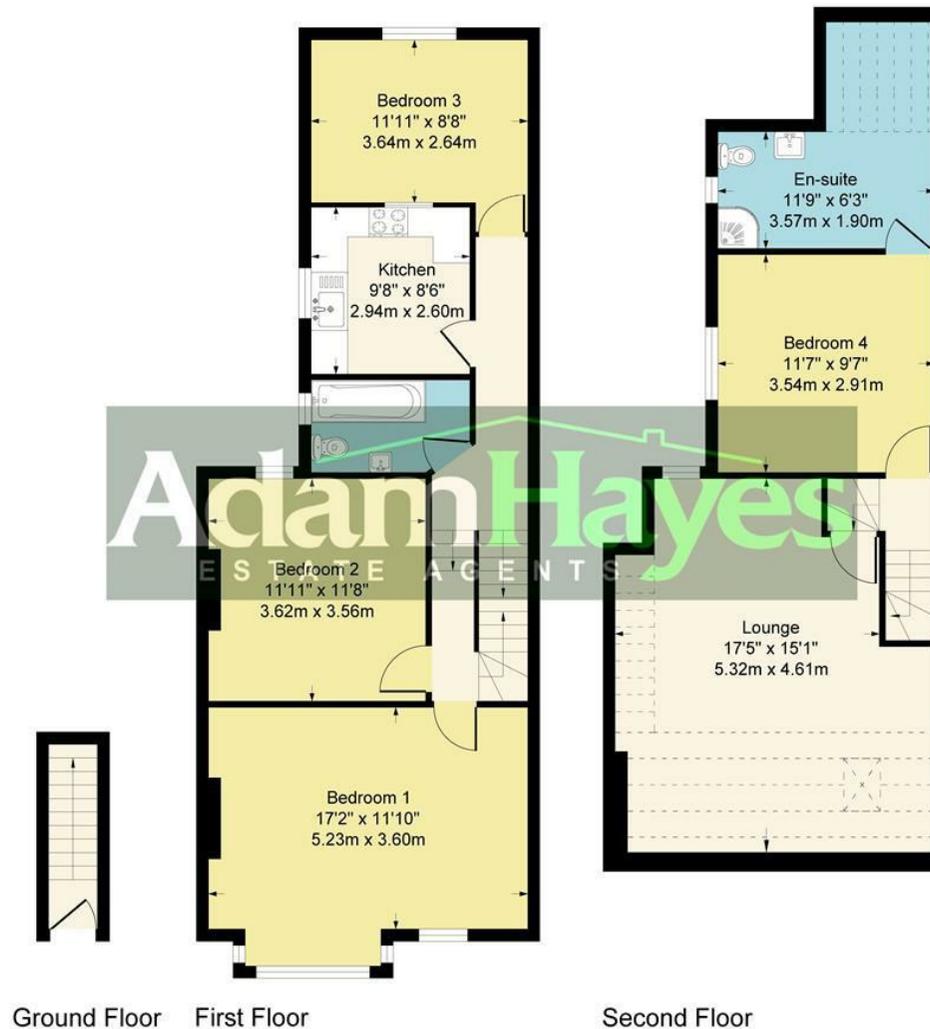
Situated just off East End Road and within the catchment area of several highly regarded schools, this impressive four double bedroom duplex period conversion offers generous and versatile accommodation throughout. Offered chain free, the property features a bright 17'5 reception room, four well-proportioned double bedrooms, a separate fitted kitchen with integrated appliances, and two modern three-piece bathrooms (including one en-suite). The property also benefits from an existing HMO licence, making it an attractive option for both families and investors. Ideally positioned within the catchment for The Archer Academy and Holy Trinity Primary School, the location further enhances its appeal for family buyers. To fully appreciate the space, condition and overall value on offer, an internal viewing is highly recommended via the vendor's 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		75	81
(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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Approximate Gross Internal Area
1253 sq ft - 116 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.