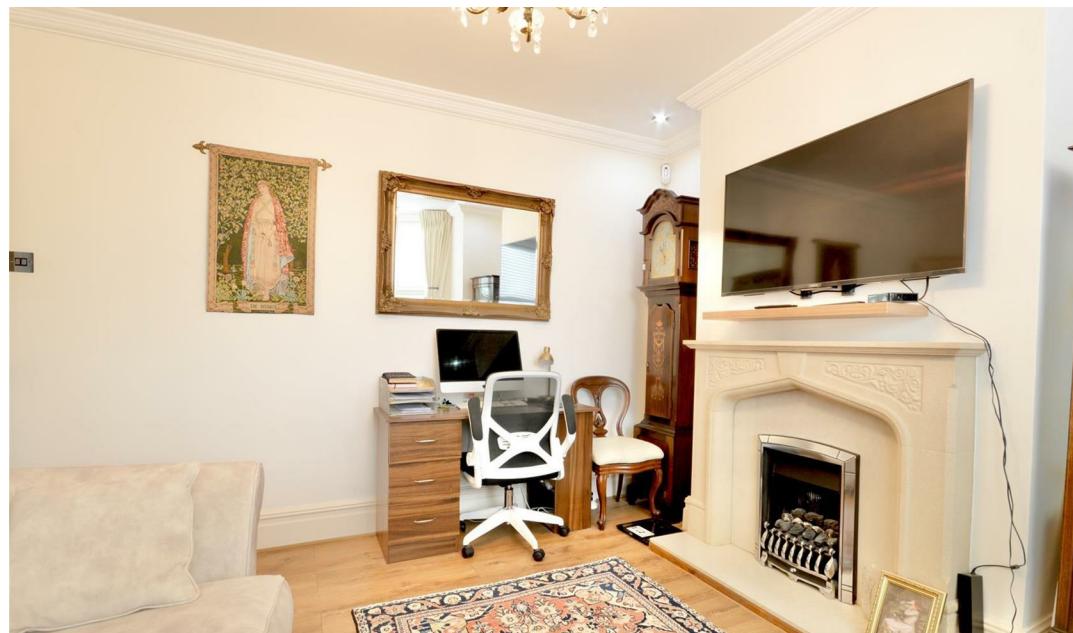




Manor Park Road, East Finchley, N2

£575,000

 2 Bedrooms  1 Bathroom  1 Reception



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

Tel: 0208 883 2621 **Email:** info@adam-hayes.co.uk **Web:** www.adam-hayes.co.uk

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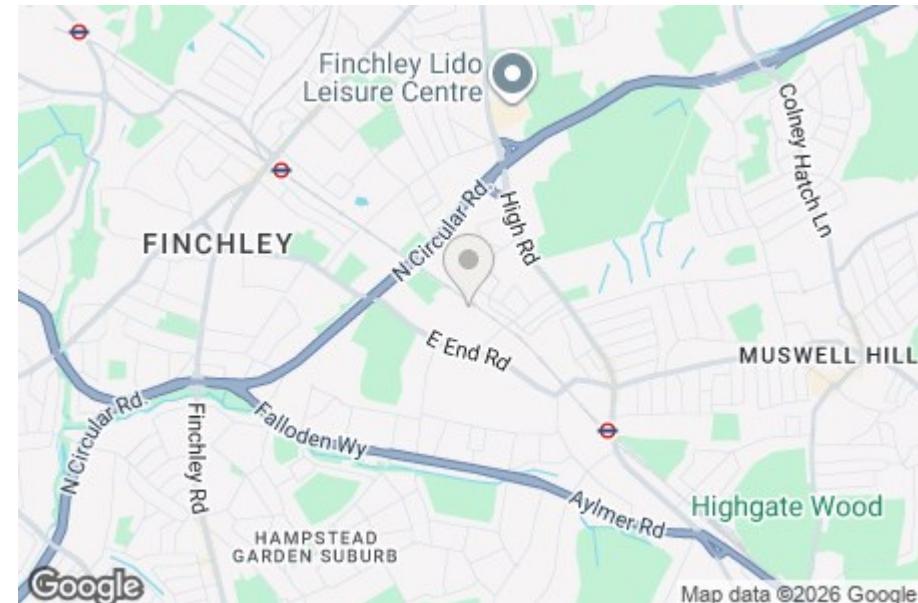
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Ground Floor Period Conversion
- High Ceilings
- Private Garden
- Cellar
- Close To A Number Of Popular Schools

Other Information

Tenure: Share of Freehold
Length of Lease: 999 Years
Ground Rent: Nil
Service Charge: Nil
Council Tax Band: D



Nearest Stations

East Finchley Station	0.6 miles
Finchley Central Station	0.9 miles
West Finchley Station	1.2 miles

Property Description

Situated in this popular tree lined road turning off Church Lane and within a short walk to East Finchley's High Road is this beautifully presented two-bedroom ground floor period conversion with a private garden. The property has been finished to a high standard throughout and is offered on a chain free basis, making it an ideal purchase for both homeowners and investors alike. Internally, the accommodation is bright and welcoming, enhanced by high ceilings, large windows and stylish laminate flooring. The reception room features an attractive bay window and gas fireplace, creating a warm and inviting living space. There are two well-proportioned bedrooms, a contemporary fully tiled bathroom with underfloor heating, and a sleek kitchen/diner fitted with natural stone worktops and a chef's oven with gas hob and electric oven perfect for entertaining. The kitchen opens directly onto a private patio garden, which in turn hosts a fully insulated and powered summer house, ideal for a home office, studio or gym. Additional benefits include a spacious cellar providing excellent storage, a cleverly concealed utility area beneath the stairs, and a modern boiler still under warranty. The property is perfectly positioned for East Finchley Underground Station (Northern Line) and is within to highly regarded local schools including The Archer Academy, Oak Lodge School, Bishop Douglass School and Martin Primary. To really appreciate the location, size and condition of this home, an internal viewing is highly recommended through 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	78	
(55-68) D	59	
(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 = 1033 sq ft - 96 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.