

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

Lincoln Road, East Finchley, N2

£1,075,000

3 Bedrooms 2 Bathrooms 1 Receptions

Key Features

- Three Bedrooms
- Three Bathrooms
- Modern Kitchen
- Chain Free
- Garage
- Juliet Balcony

Other Information

Tenure: Freehold
Council Tax Band: G



Nearest Stations

- East Finchley Station 0.4 miles
- Highgate Station 1.0 miles
- Finchley Central Station 1.7 miles

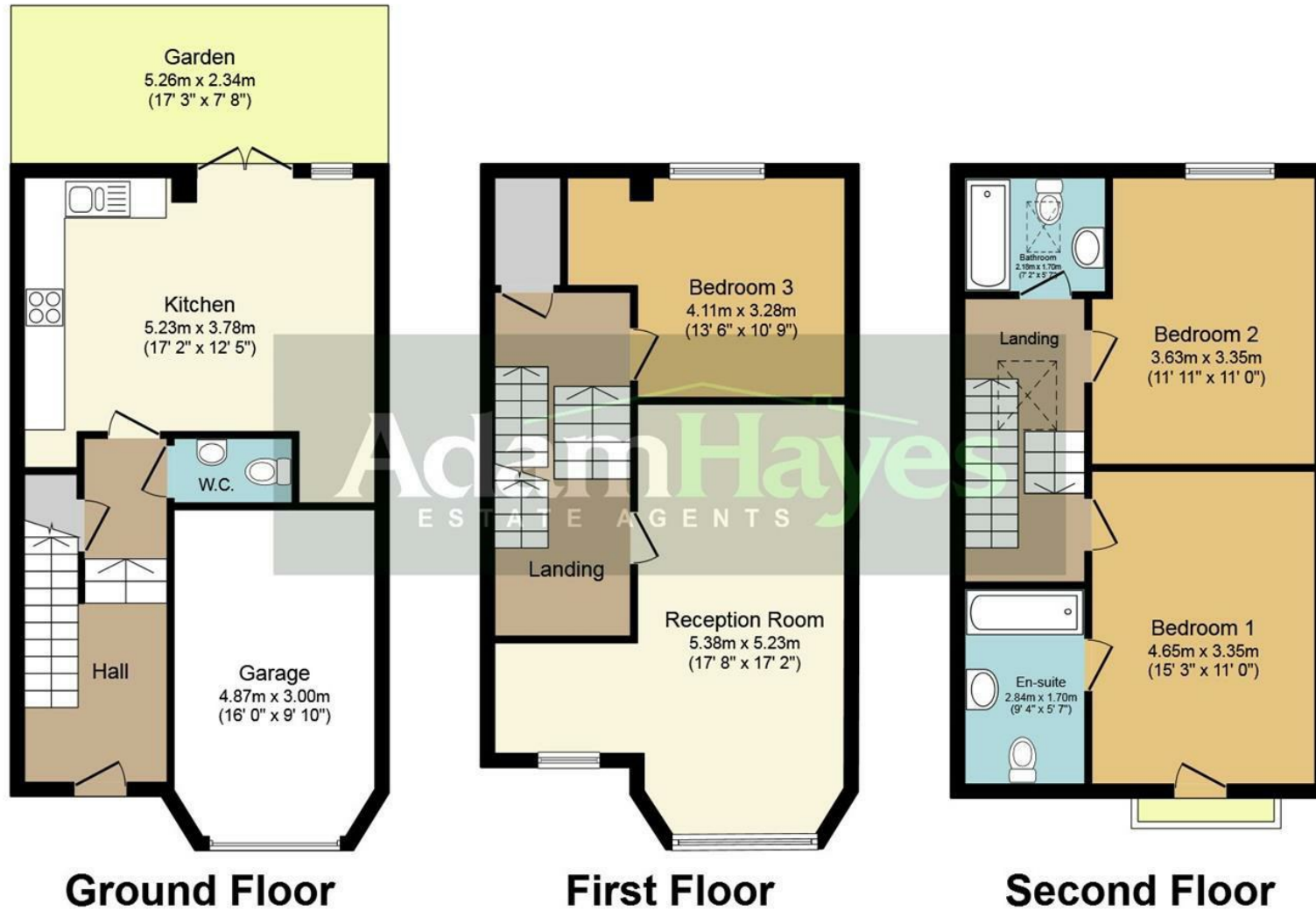
Property Description

Situated in this popular County Road off East Finchley High Road and within walking distance to local shops, amenities and East Finchley Tube station is this well presented three double bedroom, two bathroom, mid terrace townhouse. The property is offered chain free and benefits from off street parking leading to garage, an approximately 17ft kitchen breakfast room, a guest cloakroom, a Juliet balcony and a low maintenance rear garden. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 144.8 sq.m. (1,559 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.