



Market Place, East Finchley, N2

 1 Bedroom  1 Bathroom  1 Reception

£375,000



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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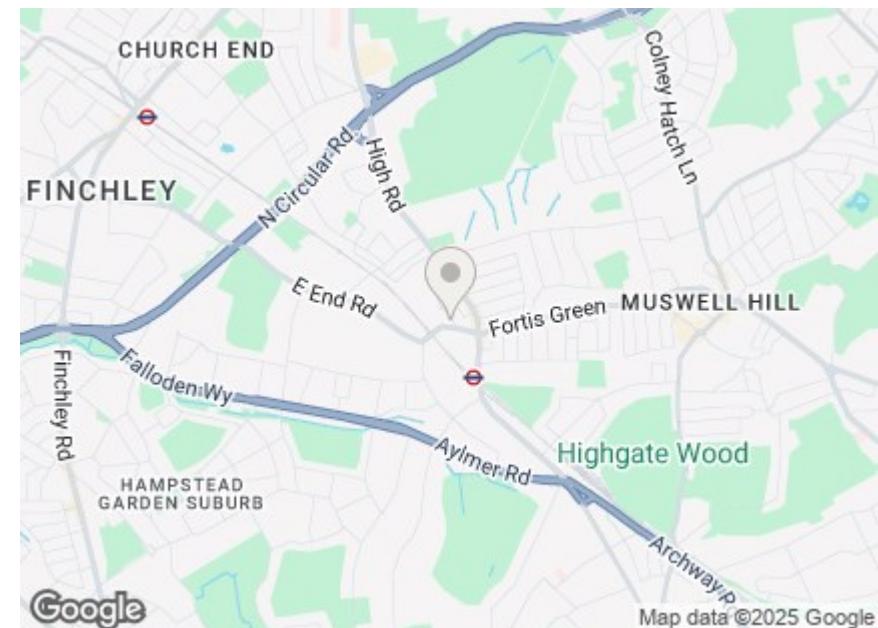
 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Double Bedroom
- Top Floor Apartment
- Separate Kitchen
- Chain Free
- Garage
- Private Balcony

Other Information

Tenure: Share of Freehold
Length of Lease: 999 Years
Ground Rent: Nil
Service Charge: £3,350.00 P/A
Council Tax Band: C



Nearest Stations

East Finchley Station	0.2 miles
Highgate Station	1.1 miles
Finchley Central Station	1.4 miles

Property Description

Located at the turning of East End Road, and within a stone throw's away from local shops and East Finchley Tube Station is this one double bedroom top floor apartment. The property is offered on a chain free basis and benefits from a bright reception room opening to a private balcony, a skylight and wooden flooring, a separate fitted kitchen and a three piece bathroom. This is a great opportunity to purchase a property in the heart of East Finchley and further benefits from having a garage, a share of freehold, double glazed windows, and gas central heating. An internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

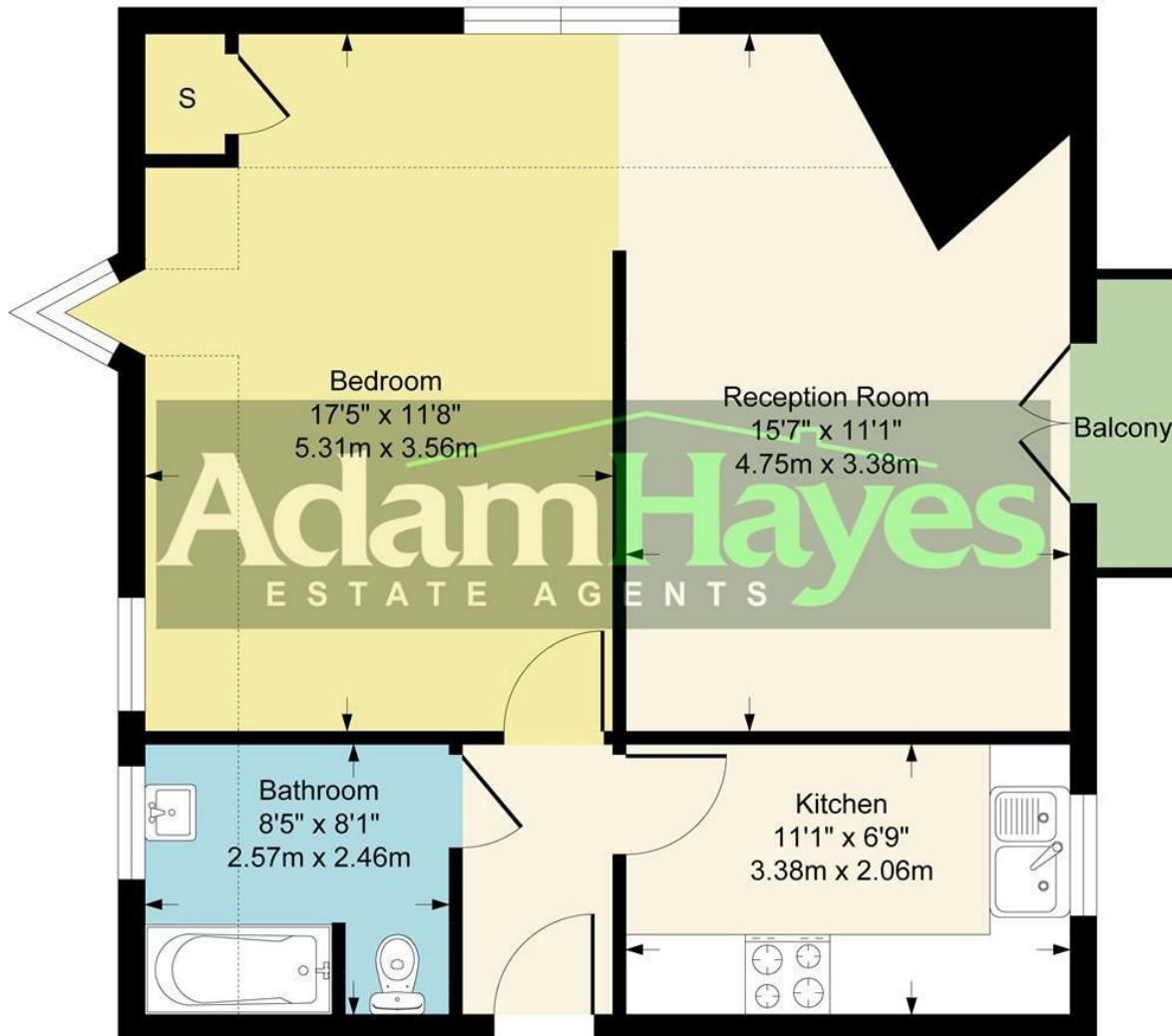
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area

568 sq ft - 53 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.