









Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

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Petworth Road, North Finchley, N12

£1,600 PCM

 1 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- Lovely One Bedroom Flat
- First Floor Conversion
- Modern Kitchen
- Modern Bathroom
- Section Of Rear Garden
- Off Street Parking
- Loft Storage

## Nearest Stations

- West Finchley
- New Southgate Rail

## Property Description

A newly decorated and charming one-bedroom first floor conversion with its own section of the rear garden, set within a popular residential location close to local amenities and excellent transport links. The property is presented in great condition throughout and offers a separate modern fitted kitchen with space for dining, a good-sized lounge, and a contemporary fully tiled bathroom. Further benefits include double glazing, loft storage and off-street parking for one car. Ideally positioned within easy reach of Friary Park, as well as a variety of local shops and amenities. Early viewing is highly recommended through the landlord's sole agents, Adam Hayes.

## Other Information

Council Tax Band: C

Length of Tenancy: Long Let

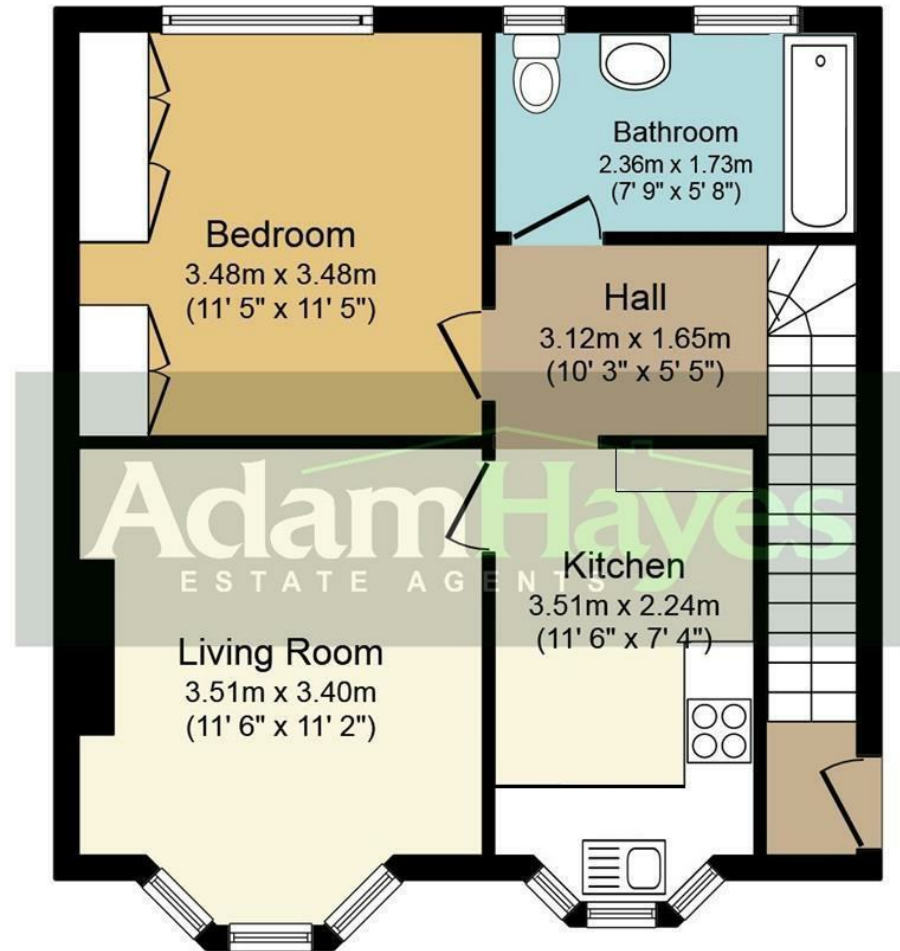
Deposit: £1,845



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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## First Floor Plan

Total floor area 48.9 sq. m. (526 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.