





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

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Churchfield Avenue, North Finchley, N12 0NS

£1,450 PCM

 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Bedroom Top Floor Conversion
- Modern Open Plan Kitchen
- Modern Bathroom
- Juliet balcony
- Great Location
- Fitted Wardrobes

Other Information

Council Tax Band: C

Length of Tenancy: Long Let

Deposit: £1,670

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 	

Nearest Stations

- West Finchley
- Woodside Park

Property Description

A lovely one bedroom top floor conversion located in this residential turning off North Finchley High Road, within close proximity to multiple shops and transport links. The property benefits from an approximately 16ft lounge with a modern open plan kitchen and integrated appliances, modern bathroom, a Juliet balcony and fitted wardrobes. However to appreciate the condition and location an internal viewing is highly recommended!

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GROSS INTERNAL
FLOOR AREA 433 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 433 SQ FT / 40 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

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.