





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

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Argyle Road, West Finchley, N12 8JA

£1,625 PCM

 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Bedroom Conversion
- Modern Kitchen
- Separate Reception
- Double Glazing
- Own Section of Garden
- Communal Parking
- Additional WC
- Close to Tube

Nearest Stations

- West Finchley
- Woodside Park

Property Description

A beautiful one bedroom first floor conversion with own section of the rear garden situated within easy access to West Finchley Tube Station (Northern Line) and local amenities. The property benefits from an approx. 17ft lounge with a modern open plan fitted kitchen and Juliette balcony, a modern bathroom, a separate reception, an additional WC off the bedroom, laminated wooden flooring, gas central heating, double glazing and communal off street parking on a first come first serve basis. Early viewings highly recommended via the landlords sole agent Adam Hayes.

Other Information

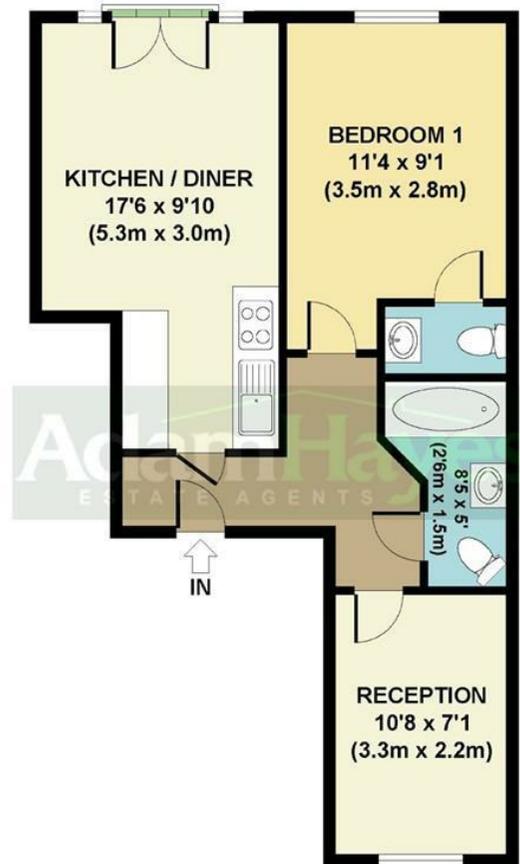
Council Tax Band: C
Length of Tenancy: Long Let
Deposit: £1,875



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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GROSS INTERNAL
FLOOR AREA 464 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43 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.