





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

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Lambert Way, North Finchley, N12 9EP

£1,850 PCM

2 Bedrooms 2 Bathrooms 1 Receptions

### Key Features

- Spacious Flat
- Two Double Bedrooms
- Two Bathrooms
- Approx. 15ft Reception
- Modern Kitchen
- First Floor Conversion
- Great Location

### Nearest Stations

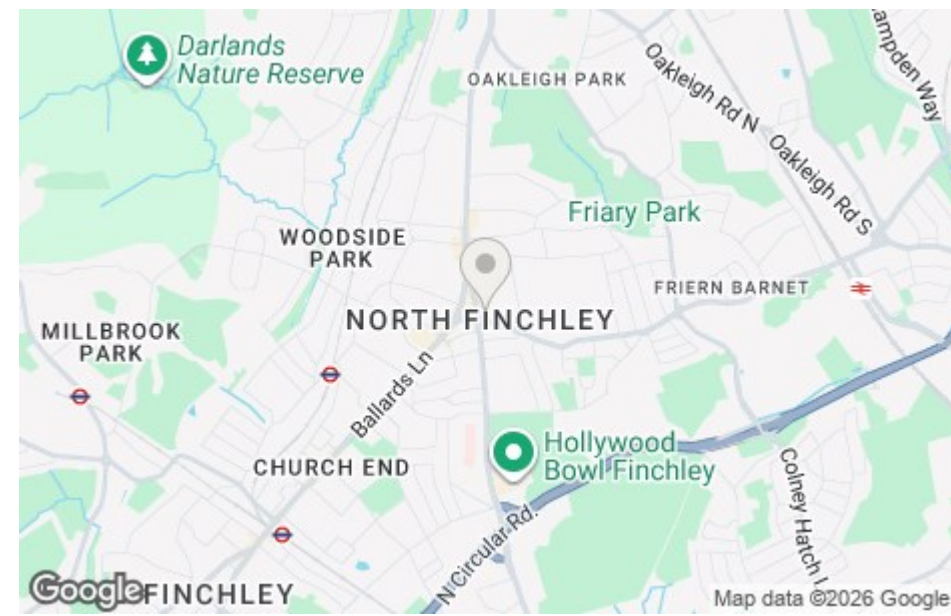
- West Finchley Tube
- Woodside Park Tube

### Property Description

Discover this charming first-floor conversion apartment, featuring two spacious double bedrooms and two modern bathrooms (including one ensuite). Situated in the vibrant heart of North Finchley, this lovely home is just a stone's throw from an array of shops, cafes, restaurants, and excellent transport links, including West Finchley Station. The property boasts a generously sized lounge, approximately 15ft, that seamlessly connects to a contemporary open-plan fitted kitchen, laminate wooden flooring throughout, complemented by the convenience of gas central heating and double glazing. Victoria Park, local gyms and various supermarkets are also within close proximity. Early viewings are highly recommended to fully appreciate all that this property has to offer!

### Other Information

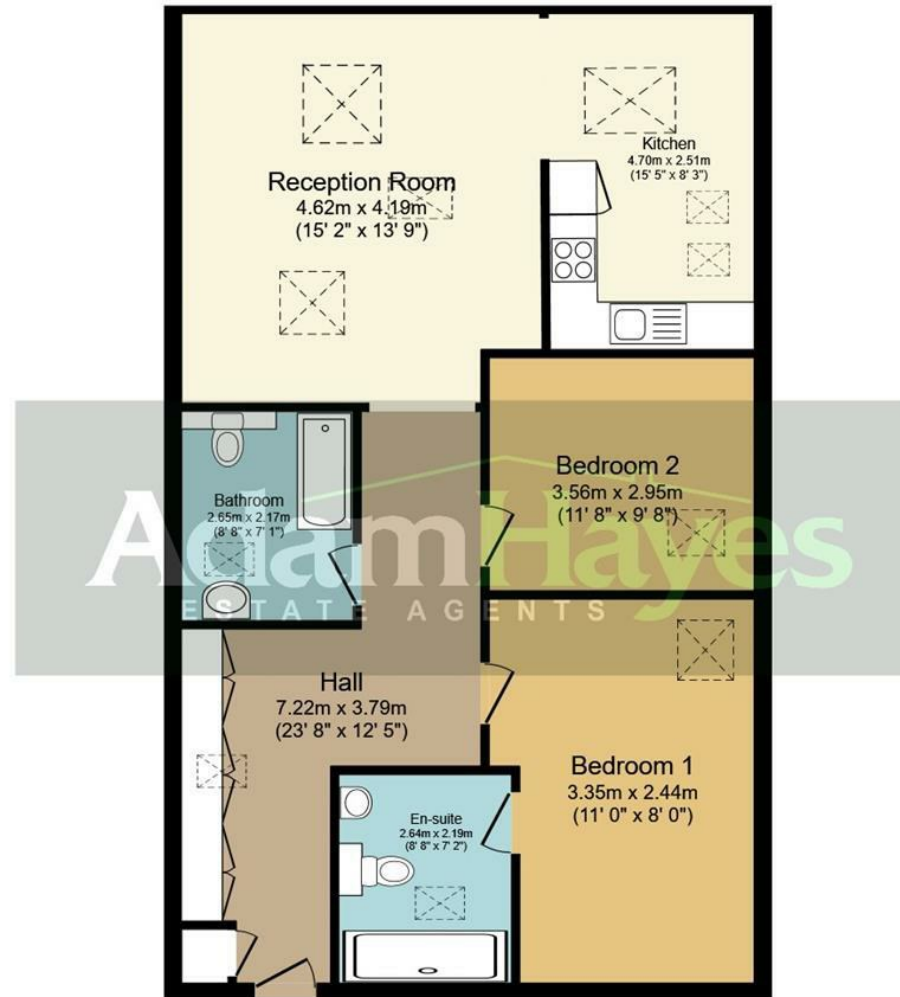
Council Tax Band: C  
Length of Tenancy: Long Let  
Deposit: £2,130



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	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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## Floor Plan

Total floor area 88.6 sq.m. (954 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.