



Castle Mews, North Finchley, N12

 1 Bedroom  1 Bathroom  1 Reception

OIEO £250,000



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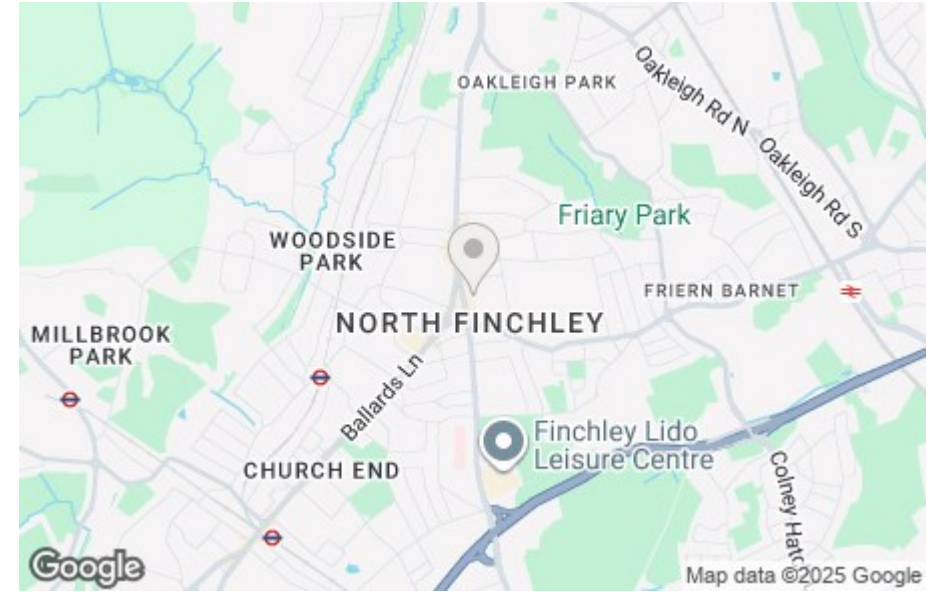
 1 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- One Bedroom
- First Floor Conversion
- Open Plan Kitchen/Reception
- Modern Shower Room
- Video Entry System
- Chain Free

### Other Information

Tenure: Share of Freehold  
Length of Lease: 989 years  
Ground Rent: Nil  
Service Charge: £250.00 P/A  
Council Tax Band: B



### Nearest Stations

Woodside Park Station 0.5miles  
West Finchley Station 0.7miles  
Totteridge & Whetstone Station 0.1 miles

### Property Description

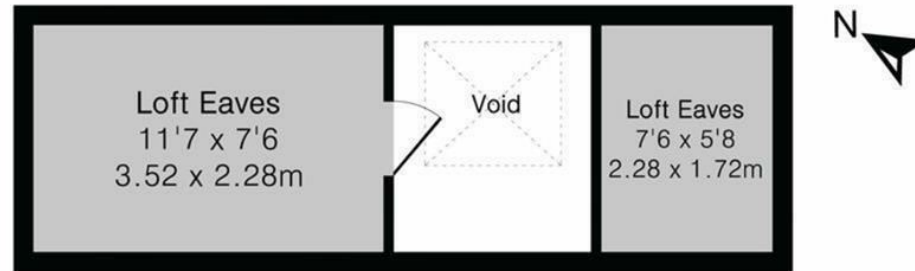
Located in this popular residential turning off Castle Road and within minutes' walk of local shops and amenities is this well-presented one bedroom first floor conversion, offered to the market chain free. The property features a bright open plan kitchen/reception room, a modern shower room, double glazed windows, and skylights that provide excellent natural light throughout. Additional benefits include a video entry phone system and share of freehold, making this an appealing and secure purchase. Ideal for first time buyers or buy to let investors, this charming conversion offers comfortable living in a convenient and sought-after setting close to transport links and local facilities. To really appreciate the condition and location an internal viewing is highly recommended via 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		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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## Approximate Gross Internal Area 321 sq ft - 30 sq m



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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.