



Churchfield Avenue, London, N12

£350,000

 1 Bedroom  1 Bathroom  1 Reception



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

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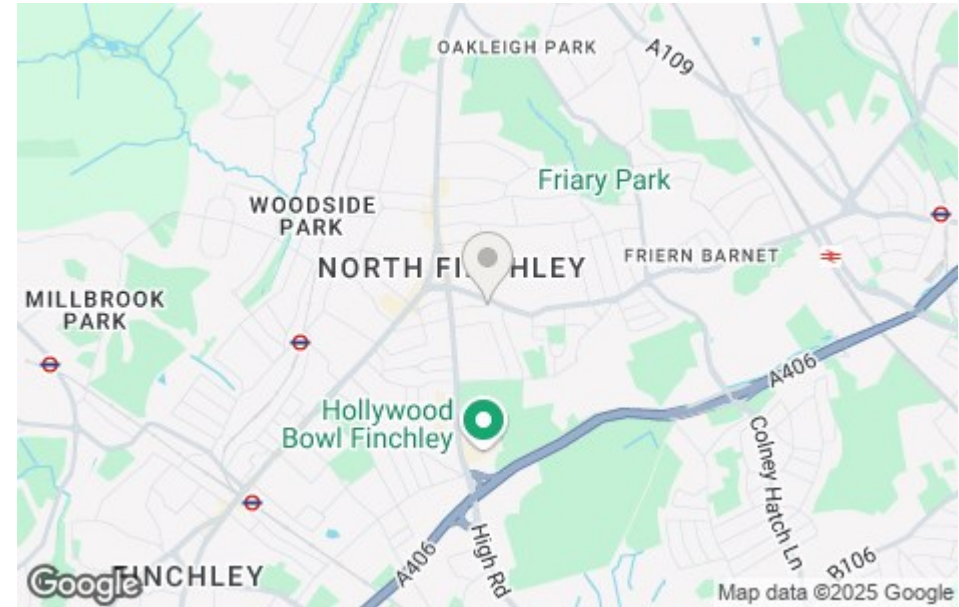
 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One bedroom conversion
- Open plan kitchen lounge
- Share of freehold
- Chain Free
- Juliette Balcony
- Integrated kitchen appliances

Other Information

Tenure: Share of Freehold
Length of Lease: 994 years
Ground Rent: NIL
Service Charge: £500 pa
Council Tax Band: F




Nearest Stations

- West Finchley Station 0.7miles
- Woodside Park Station 0.7miles
- Finchley Central Station 1.1miles

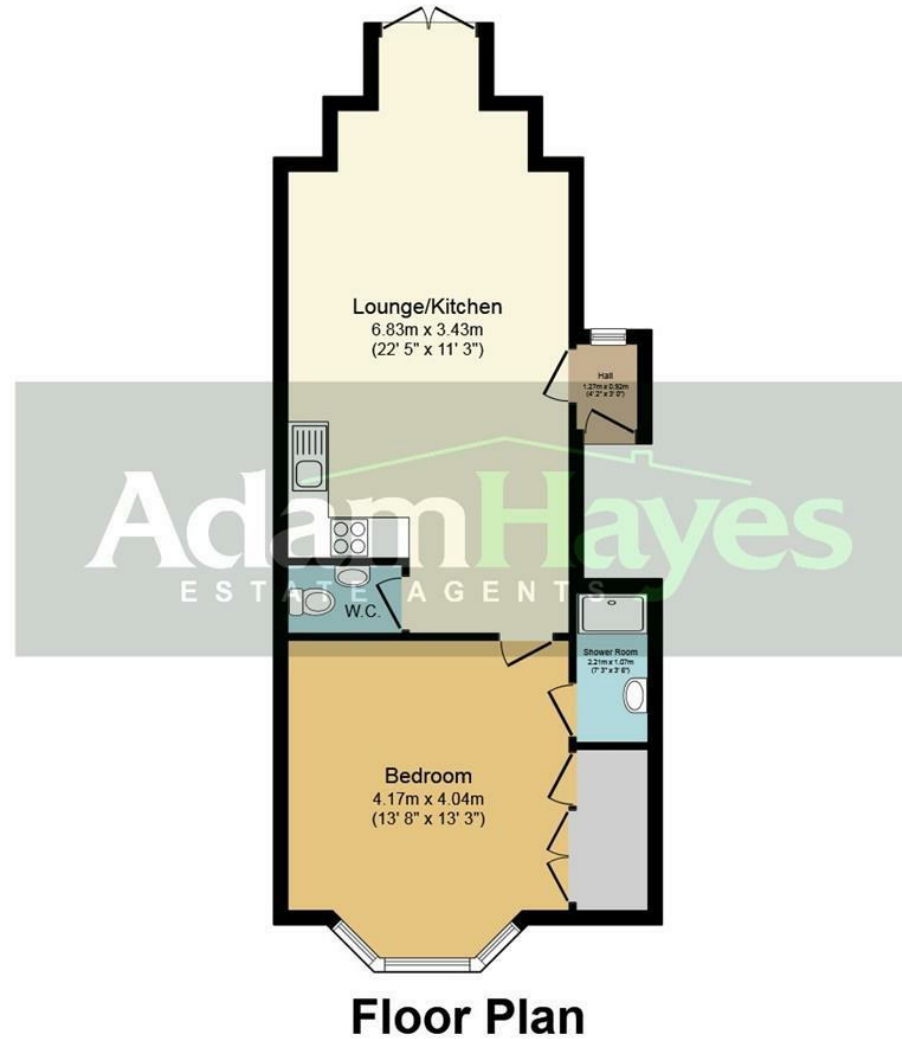
Property Description

Located In a quiet turning off Woodhouse Road is this stunning one double bedroom top floor conversion apartment. This contemporary apartment benefits from an approx. 22ft reception room with an open plan modern fitted kitchen featuring integrated appliances, wooden flooring throughout, double glazed windows, fitted wardrobes in the bedroom, a stylish shower room and separate WC, a Juliette balcony and gas central heating. This opportunity best suits First Time Buyers or Buy to Let investors as it offered on a chain free basis, with easy access to nearby amenities including trendy coffee shops, transport links and local shops. However, to appreciate the size and location an internal viewing is highly recommended via Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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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Total floor area 58.0 sq. m. (624 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.