








Adam Hayes - East Finchley Office - Lettings 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Sherwood Hall, London, N2 0TA

£1,950 PCM

 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedroom Ground Floor Flat
- Great Location
- Communal Gardens
- Communal Parking
- Modern Bathroom
- Furnished
- 12 Month Tenancy Only

Nearest Stations

- East Finchley Station - 0.6 Miles
- Finchley Central Station - 1 Mile
- West Finchley Station - 1.8 Miles

Property Description

Set back just off East End Road is this well presented two bedroom ground floor apartment, ideally located within easy access of excellent transport links and a wide range of local amenities. The property boasts a bright and spacious reception room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Further benefits include ample storage, communal off street parking, access to communal gardens, and is offered fully furnished, complete with a sofa bed. Situated close to East Finchley's vibrant High Road, green open spaces, and superb transport connections, this apartment offers a perfect balance of convenience and tranquility. An internal viewing is highly recommended to fully appreciate the size, condition, and location of this charming home, available exclusively through the landlord's sole agents Adam Hayes Estate Agents.

Other Information

Council Tax Band: C
Length of Tenancy: 12 Months Only
Deposit: £2,250

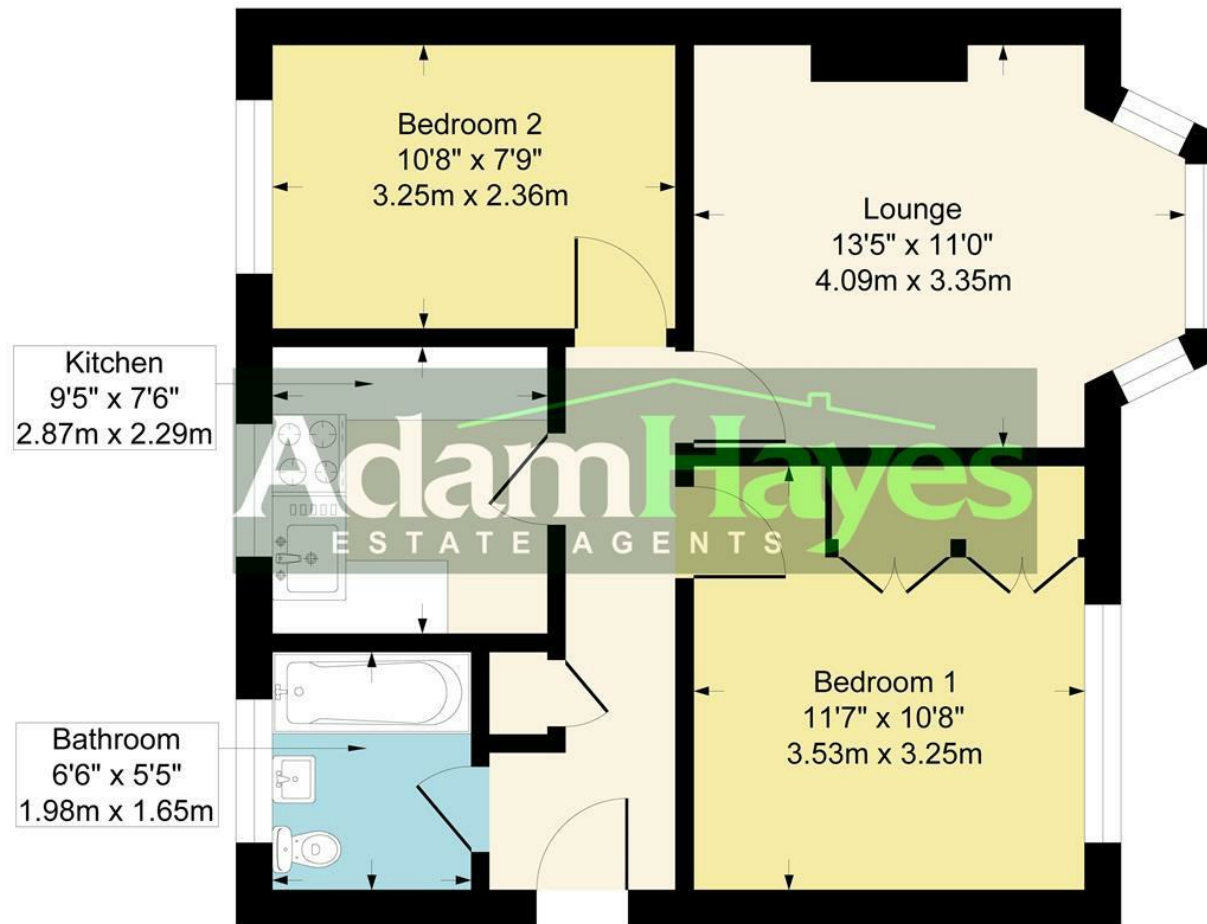


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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

Adam Hayes - East Finchley Office - Lettings 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area
528 sq ft - 49 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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.