





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Viceroy Close, East Finchley, N2

OIEO £625,000

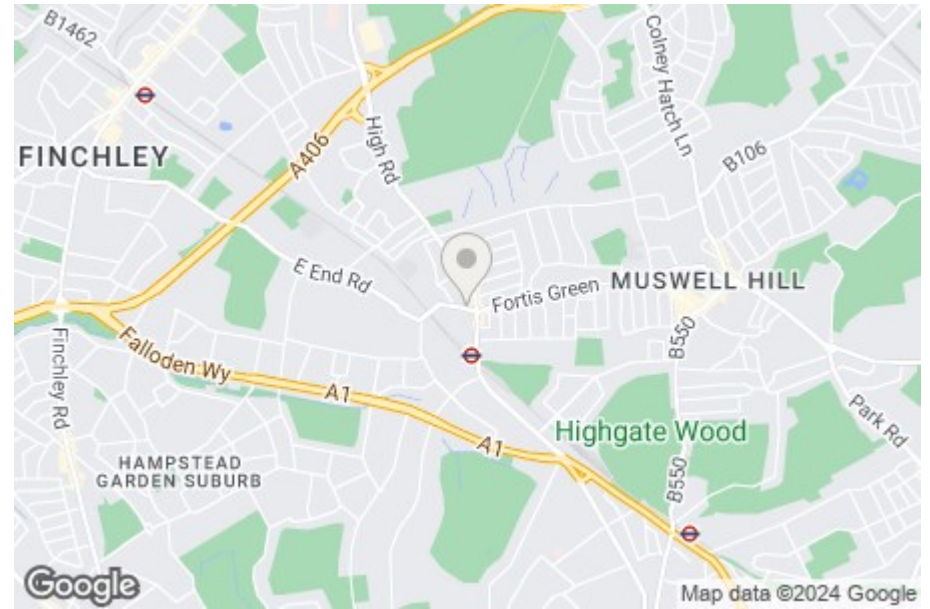
 3 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Three Bedrooms
- Two Bathrooms
- Guest Cloakroom
- Modern Kitchen
- Courtyard Garden
- Semi Detached
- Freehold
- Council Tax Band: E

Other Information

Tenure: Freehold
Council Tax Band: E




Nearest Stations

East Finchley Station 0.2 miles
Highgate Station 1.2 miles
Finchley Central Station 1.4 miles

Property Description

Situated in this residential cul-de-sac location and set within the catchment area for a number of popular schools is this modern three bedroom, two bathroom (one ensuite) semi detached townhouse. The property is offered chain free and benefits from a modern kitchen with integrated appliances, a low maintenance courtyard garden, a guest cloakroom and gas central heating. To really appreciate the size, location and potential an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(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	



Total floor area 92.9 sq.m. (1,000 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.