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Lewis Gardens, East Finchley, N2

 3 Bedrooms  1 Bathroom  2 Receptions

OIEO £700,000



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

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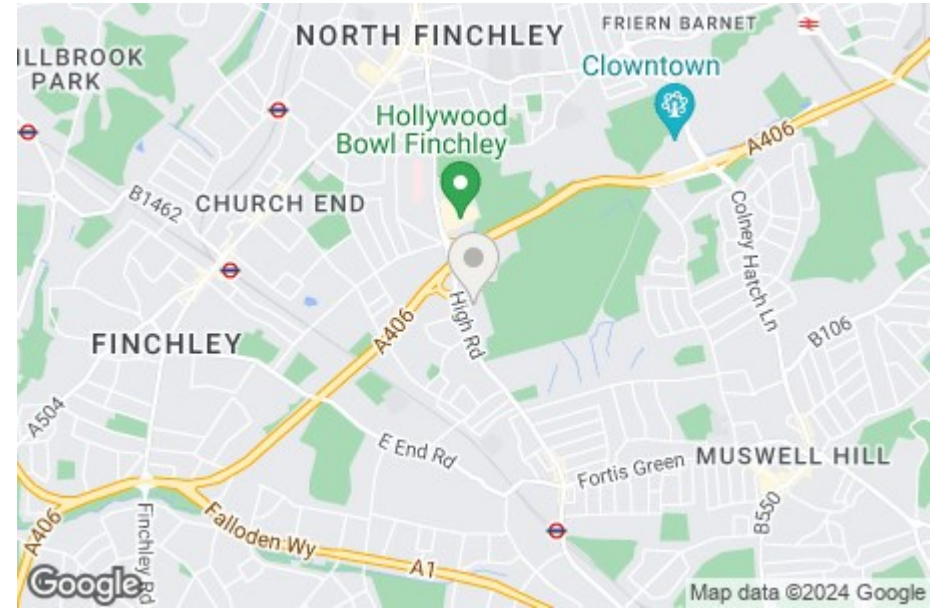
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### Key Features

- Three Bedrooms
- Two Receptions
- In Need of Modernisation
- Separate Kitchen & Dining Room
- Rear Garden
- Potential to Extend (STPP)

### Other Information

Tenure: Freehold  
Council Tax Band: E



### Nearest Stations

East Finchley Station 0.9 miles  
Finchley Central Station 0.9 miles  
West Finchley Station 1.0 miles

### Property Description

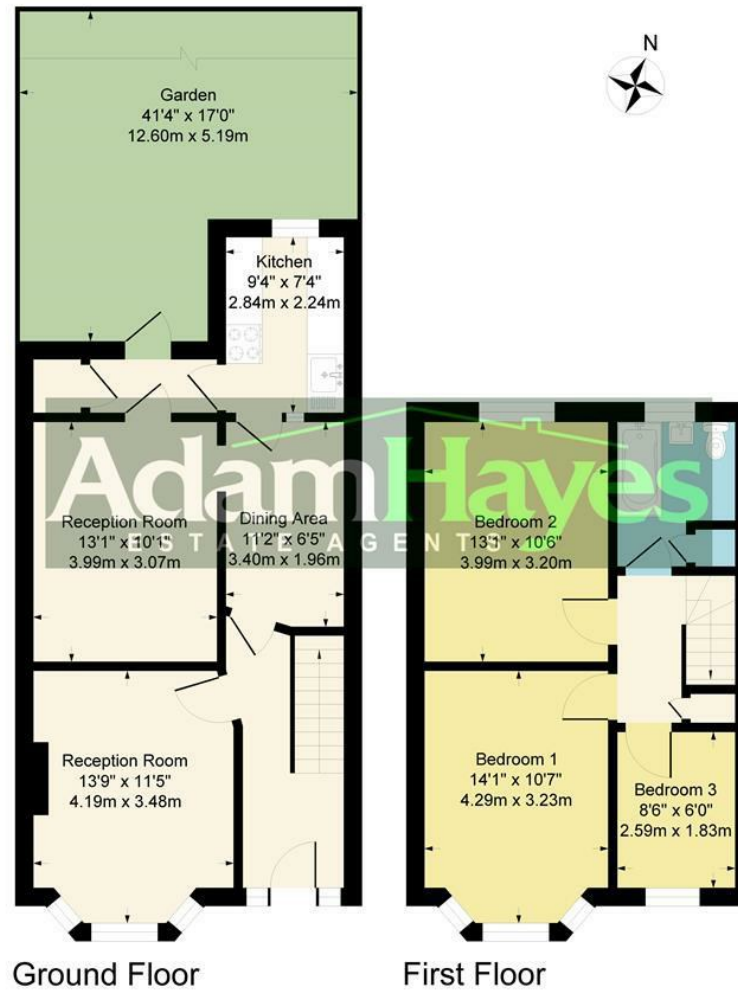
Situated in this tree lined turning off East Finchley High Road and conveniently located in the catchment area for St Martins Primary School is this three bedroom, two reception, unmodernised terraced family house. This property presents an incredible opportunity for those seeking a home with immense potential and offers a blank canvas for buyers to create their dream home. With having the benefit of 3 bedrooms, the property is well suited for families and those who are looking for additional space. By having an adaptable layout the property offers limitless opportunities and the prospect of an extension (STPP). Other benefits include an additional morning room and the property being offered chain-free. To really grasp the potential characters and potential of this property, an internal viewing is highly recommended through the vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	72		
(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  
984 sq ft - 91 sq m**



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.