



Church Lane, East Finchley, N2

OIEO £330,000

 2 Bedrooms  1 Bathroom  1 Reception



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

Church Lane, East Finchley, N2

OIEO £330,000

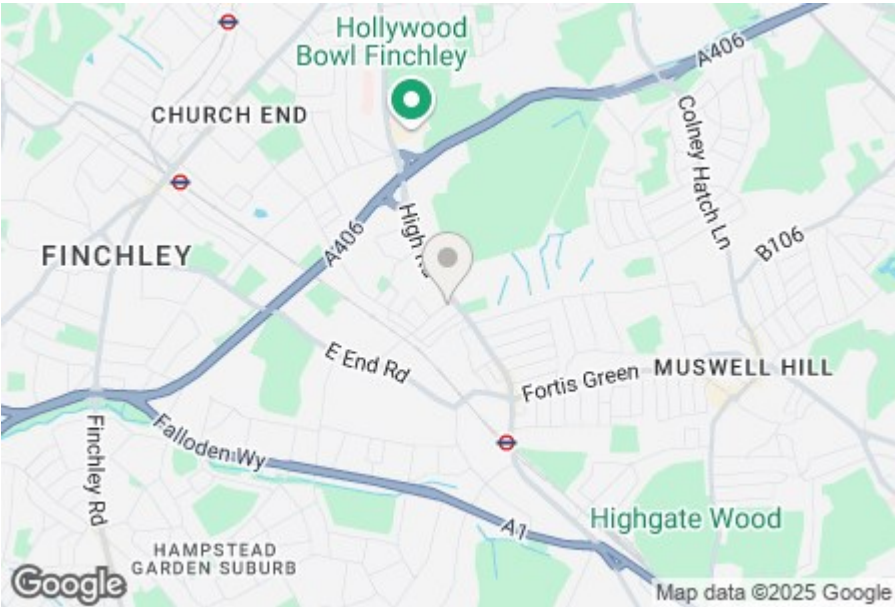
2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedrooms
- Top Floor
- Chain Free
- Close to shops
- Martins Primary Catchment
- Modern Kitchen

Other Information

Tenure: Leasehold
Length of Lease: 89 Years
Ground Rent: £10.00 P/A
Service Charge: £1,327.00 P/A
Council Tax Band: C



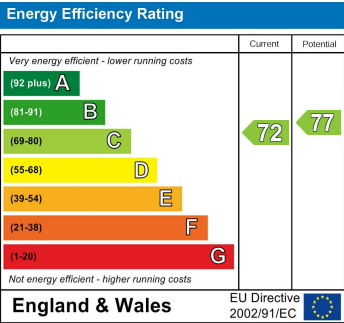
Nearest Stations

East Finchley Station	0.6 miles
Finchley Central Station	1.1 miles
West Finchley Station	1.3 miles

Property Description

Set back off Church Lane and conveniently located within minutes walk of local shops amenities and the catchment area of Martins Primary School is this bright and spacious two-bedroom top-floor apartment. The property benefits from a separate fitted kitchen, a generously sized living space, and a secure off-street parking space. Additional features include an external storage cupboard, providing extra convenience.

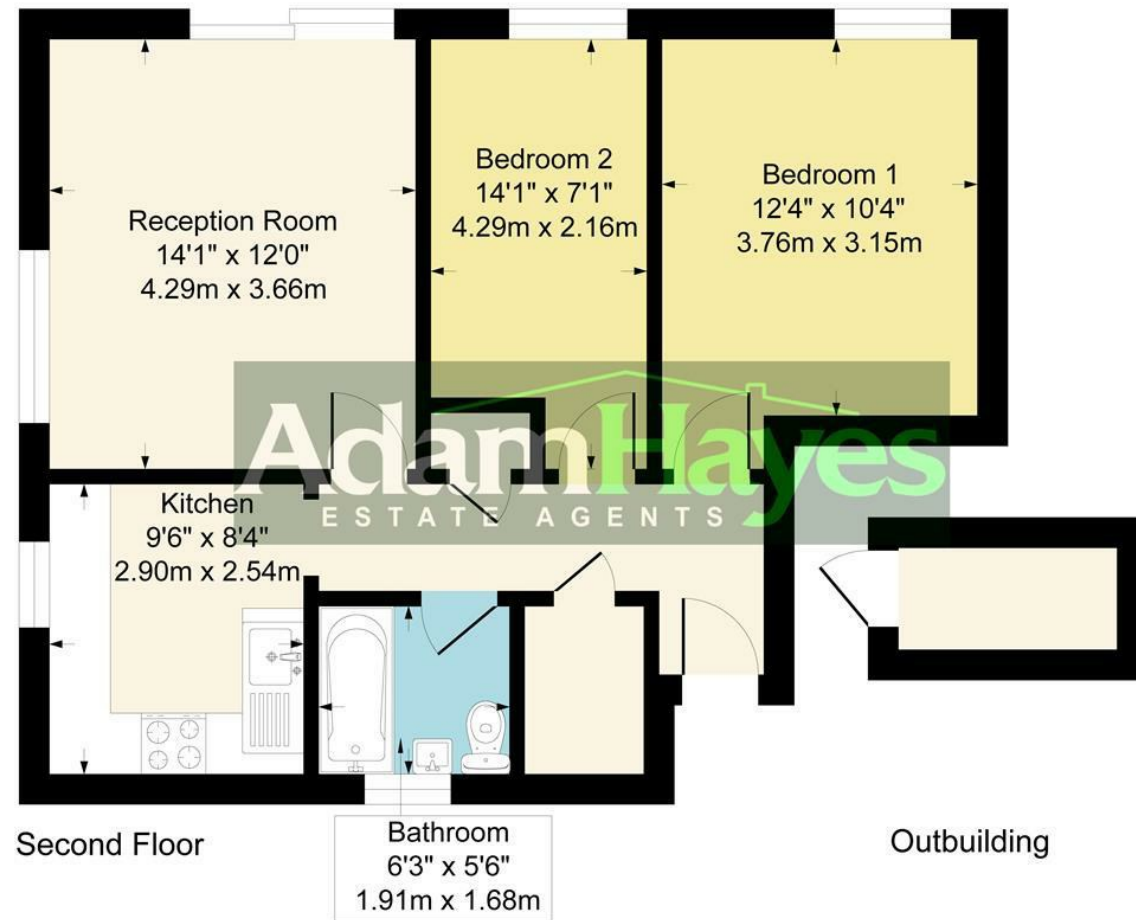
Ideally positioned between Finchley Central & East Finchley Underground Stations (Northern Line), the apartment is within easy reach of a variety of shops, bars, and restaurants. The Great North Leisure Park and highly regarded local schools are also just moments away. Offered chain-free, this fantastic home is perfect for first-time buyers or investors. Early viewing is highly recommended by vendors main agents Adam Hayes Estate Agents.



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

Approximate Gross Internal Area
638 sq ft - 59 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.