



Dollis Road Finchley Central, N3

 2 Bedrooms  1 Bathroom  1 Reception

£485,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
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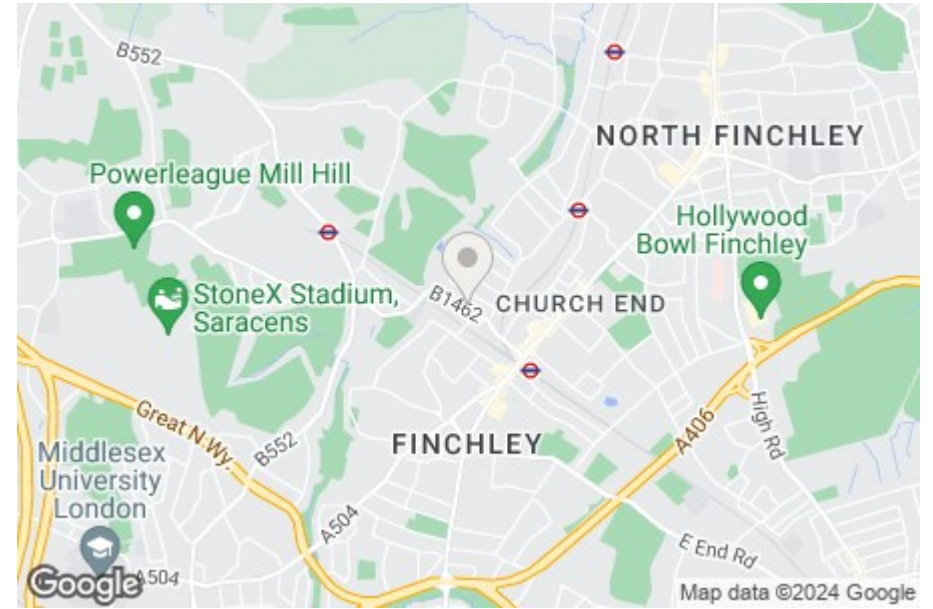
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Key Features

- Two Bedrooms
- Ground Floor Conversion
- Close to Stations
- Cellar
- Modern Kitchen
- Garden

Other Information

Tenure: Leasehold
Length of Lease: 116 Years
Ground Rent: £10.00 PA
Service Charge: Nil
Council Tax Band: D




Nearest Stations

Finchley Central Station 0.3 miles
West Finchley Station 0.5 miles
Mill Hill East Station 0.6 miles

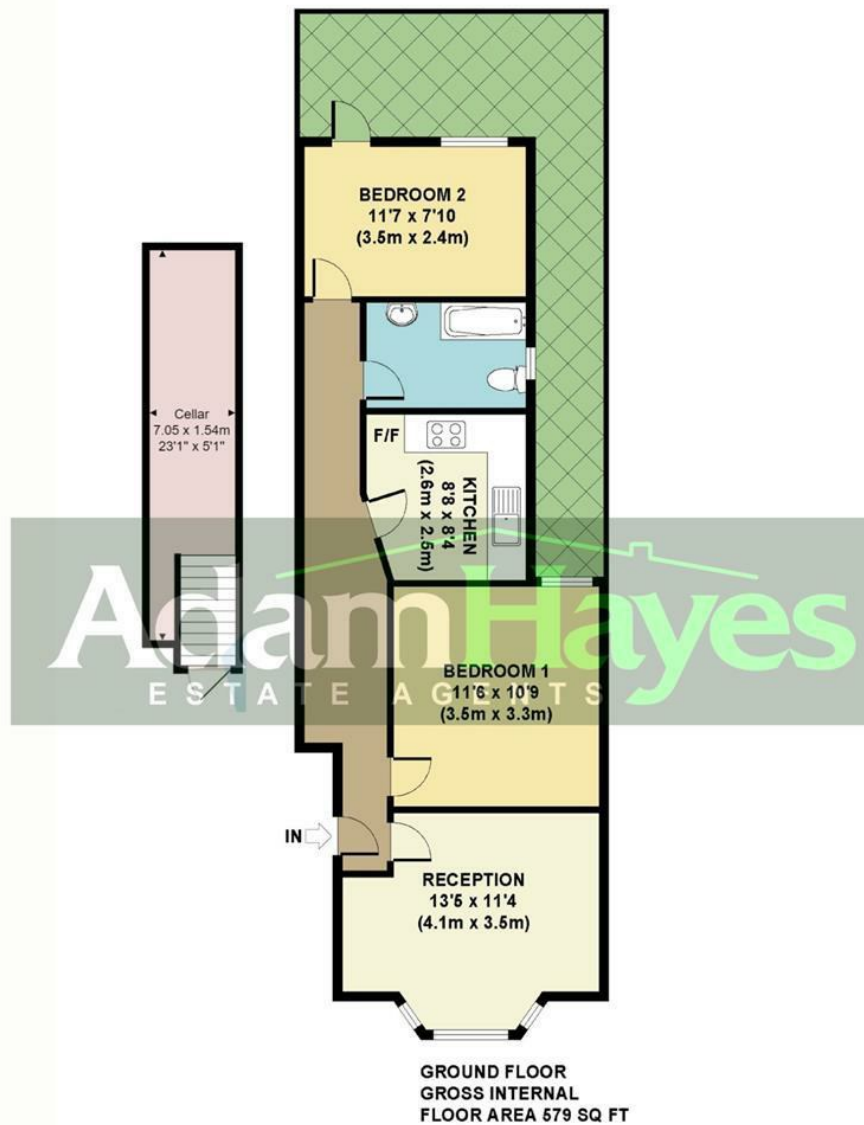
Property Description

Nestled discreetly off Dollis Road, this charming two-bedroom ground floor conversion boasts a prime location just minutes away from Finchley Central and West Finchley Tube Stations. The spacious 14ft reception room bathes in natural light, complemented by double glazing throughout. A modern kitchen and bathroom add a touch of sophistication, while the property's allure is enhanced by its private rear garden and a convenient cellar. Ideal for those seeking both tranquility and accessibility, this residence is a testament to seamless urban living. To truly grasp the full scope of its size, location, and potential, an internal viewing is strongly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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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APPROX. GROSS INTERNAL FLOOR AREA 579 SQ FT / 54 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

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.