

Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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# Mayfield Avenue, North Finchley, N12

£95,000

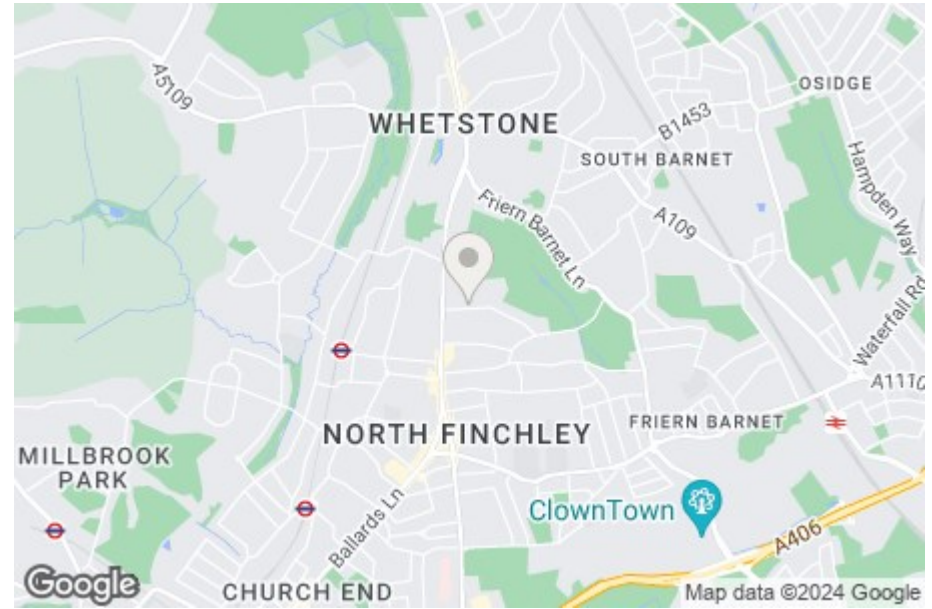
1 Bedrooms 1 Bathrooms 1 Receptions

## Key Features

- Popular Retirement Block
- One Bedroom
- One Bathroom
- Warden Assisted
- Open Plan Kitchen
- Chain Free

## Other Information

Tenure: Leasehold  
Length of Lease: 93 Years  
Ground Rent: N/A  
Service Charge: £1,498.00 P/A  
Council Tax Band: D



## Nearest Stations

Woodside Park Station 0.5 miles  
Totteridge & Whetstone Station 0.7 miles  
West Finchley Station 1.0 miles

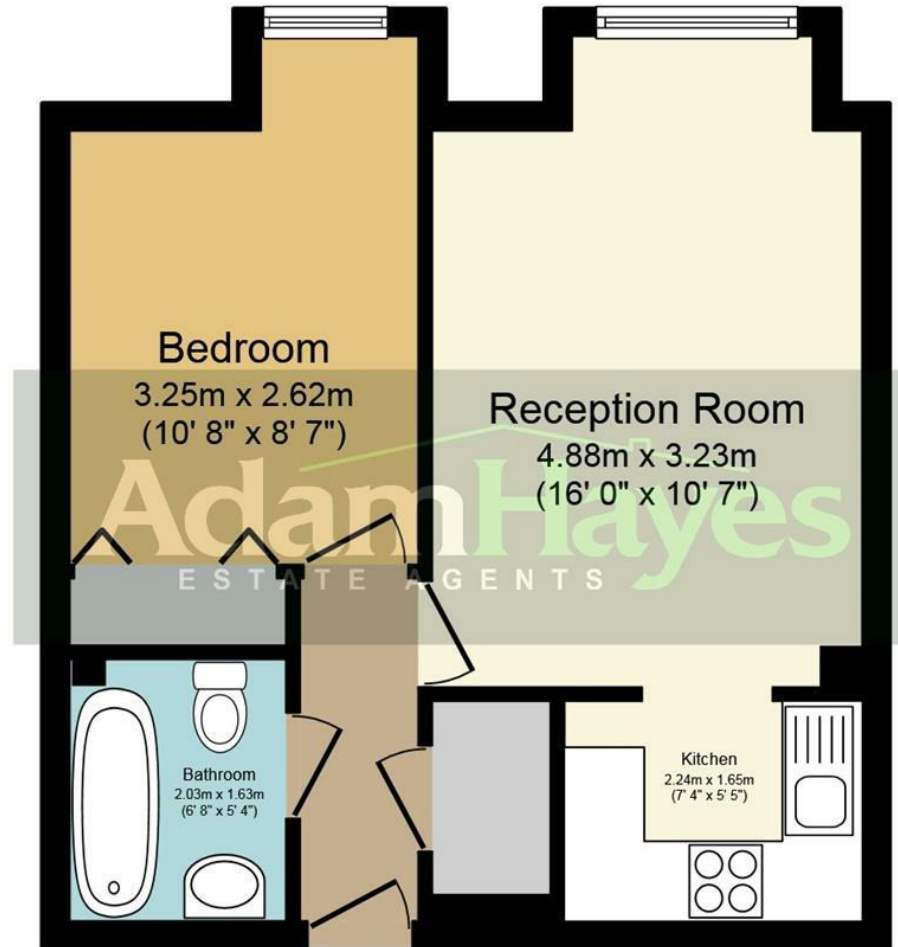
## Property Description

Situated in this popular warden assisted block Elizabeth's Court and within minutes' walk of North Finchley's multiple local shops, transport facilities and amenities is this one bedroom, top floor (third) retirement apartment. The property benefits from a reception with open plan kitchen, double glazing, a three piece bathroom suite and a use of communal gardens. To really appreciate the size, location and facilities an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Floor Plan

Total floor area 37.3 sq.m. (401 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.