





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

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Crossway, North Finchley, N12

£1,750 PCM

2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedroom Conversion
- Modern Open Plan Kitchen
- 14ft Lounge
- Modern Shower Room
- Close to Summerside School
- Gas, Electric & Water Are £250pcm
- Payable To The Landlord

Nearest Stations

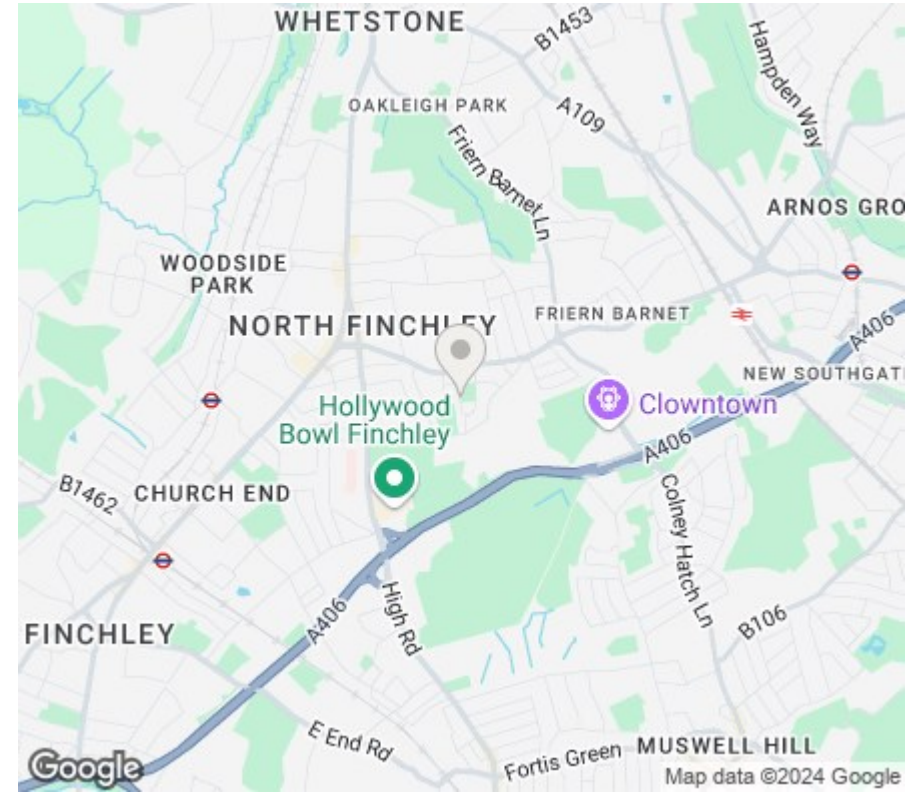
- West Finchley Station 0.9 miles
- Woodside Park Station 1.0 miles
- New Southgate Station 1.1 miles

Property Description

A two bedroom ground floor conversion situated in this residential location within close proximity to Summerside School and easy access of multiple shopping facilities and transport links. The property benefits from an 14ft lounge with a modern fitted kitchen, part laminated wooden flooring and tiling, double glazing and a modern shower room. The property is also located within easy access of Woodhouse Road and various other popular schools. Gas, Electricity and Water rates are to be included for an additional £250pcm payable to the landlord. Early viewings are highly recommended.

Other Information

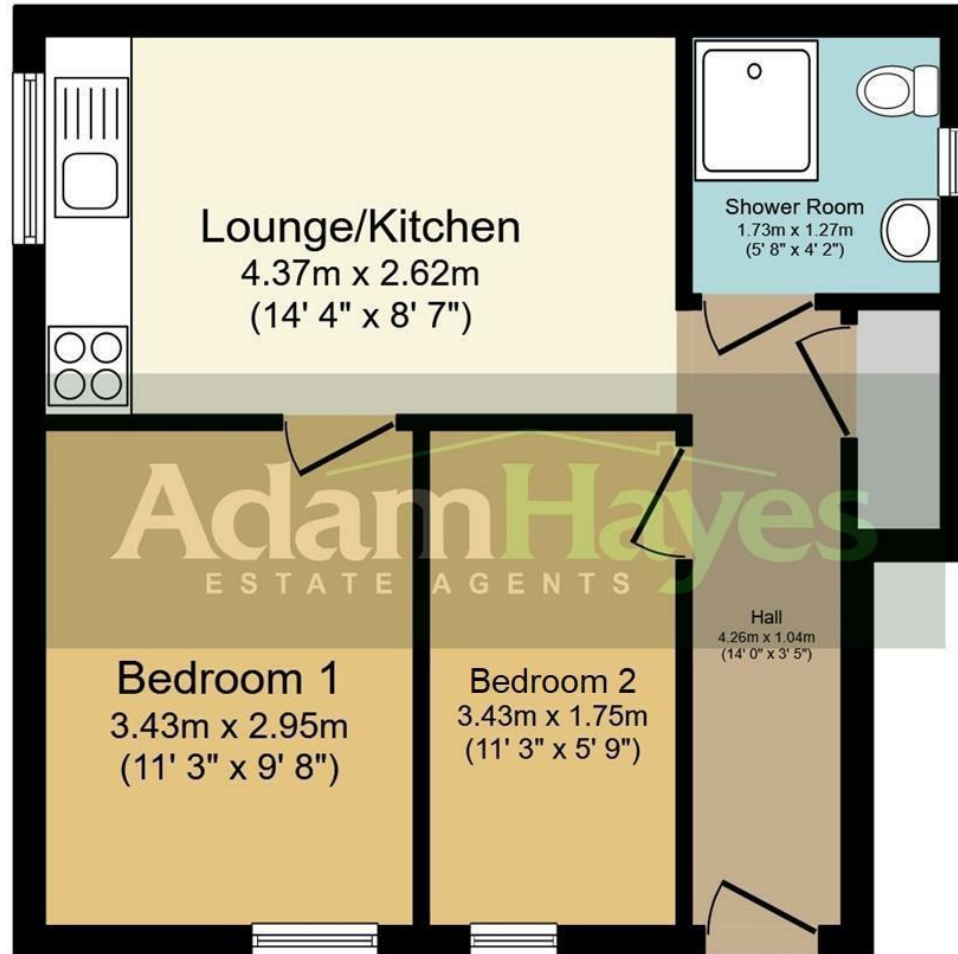
Council Tax Band: C
Length of Tenancy: Long Let
Deposit: £2,019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		65	
(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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Floor Plan

Total floor area 36.2 sq.m. (390 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.