





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

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# Churchfield Avenue, North Finchley, N12

## £2,000 PCM

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedroom Ground Floor Maisonette
- Own Side Entrance
- Modern Kitchen
- Double Glazed Sash Windows
- Wooden Flooring
- Direct Access To Garden
- Ample Outdoor Storage
- Great Location

### Property Description

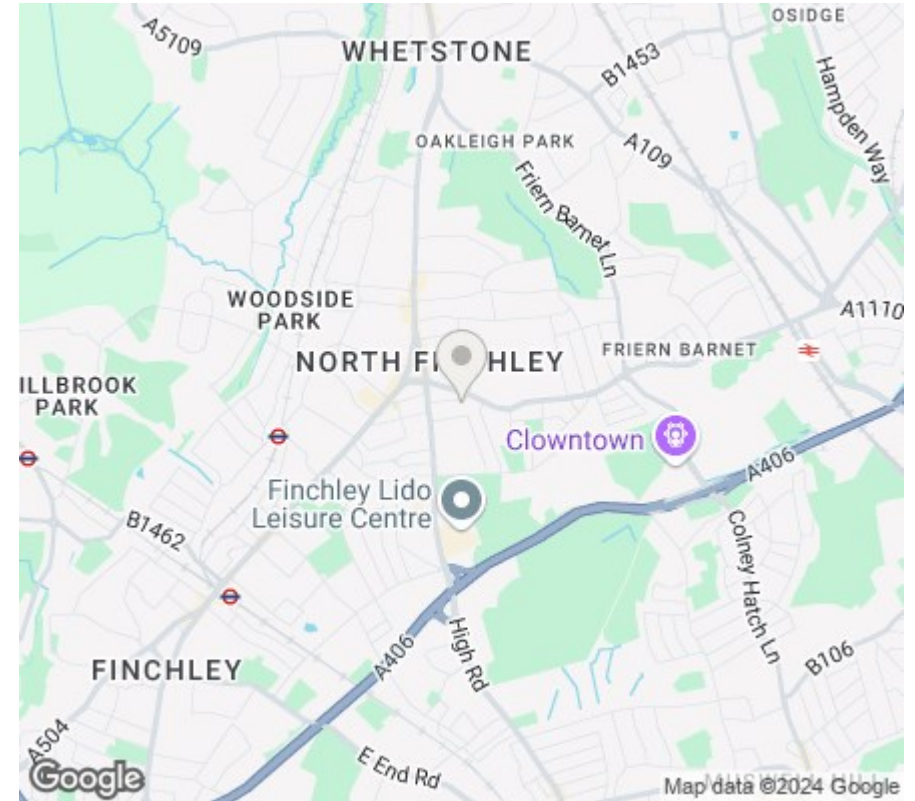
Nestled in this popular residential location is this newly decorated two-bedroom ground-floor character maisonette that offers both convenience and charm. With easy access to local shops, amenities, and transport links, this home presents the perfect blend of modern living and classic style. The property features a spacious and inviting lounge, double-glazed sash windows fitted with stylish shutters, and wooden flooring throughout. The modern well-appointed kitchen leads directly to a private garden, providing an ideal space for outdoor relaxation or entertaining. The property also benefits from its own side entrance and ample garden storage. To fully appreciate the size, condition, and fantastic location, we highly recommend scheduling an internal viewing. Contact the landlord's sole agent Adam Hayes Estate Agents on 020 8445 4008 to arrange your visit.


### Other Information

Council Tax Band: C  
Length of Tenancy: Long Let  
Deposit: £2,305

### Nearest Stations

West Finchley Station 0.7 miles  
Woodside Park Station 0.7 miles  
Finchley Central Station 1.1 miles

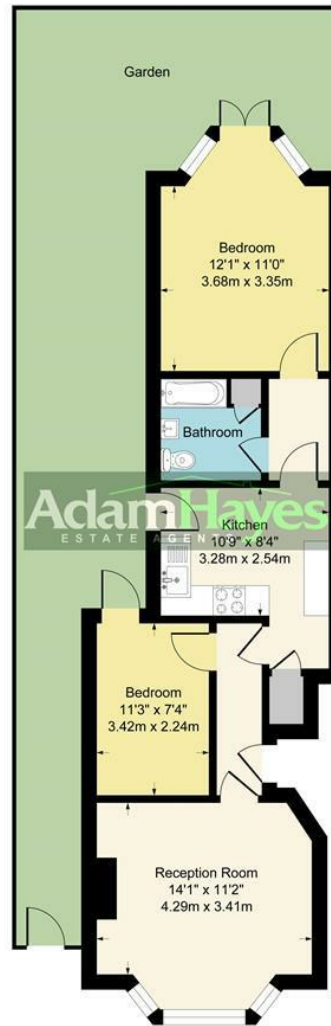


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
652 sq ft - 61 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.