



Churchfield Avenue, North Finchley, N12

£475,000

 2 Bedrooms  1 Bathrooms  1 Reception



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

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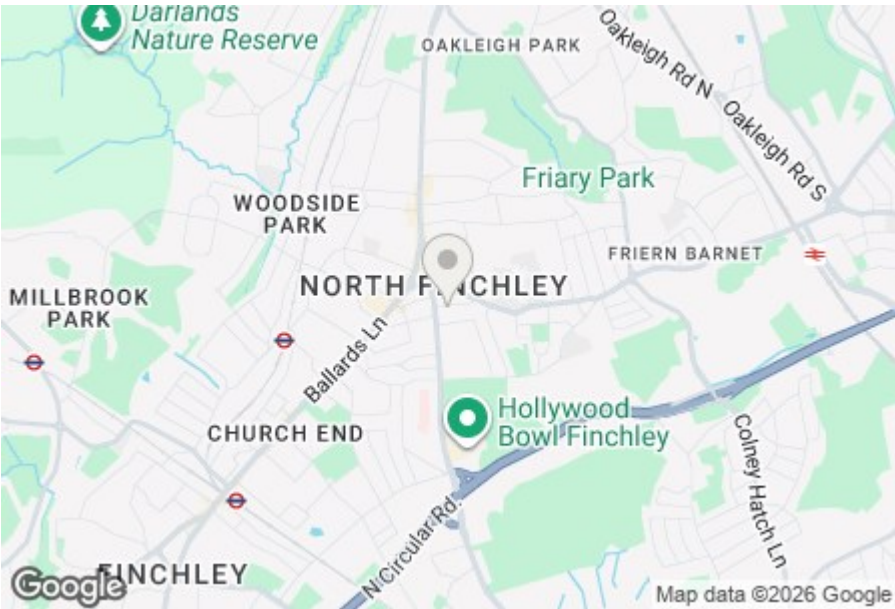
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Key Features

- Two Bedrooms
- Ground Floor Period Convertsion
- Modern Kitchen
- Private Garden
- Conservatory
- Chain Free

Other Information

Tenure: Leasehold
Length of Lease: 100 Years
Ground Rent: £100.00 P/A
Service Charge: Nil
Council Tax Band: D



Nearest Stations

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

Property Description

Situated in this popular residential turning just off North Finchley High Road and within easy reach of local shops, transport links and amenities is this well presented two bedroom ground floor period conversion. The property offers bright and well balanced accommodation throughout, comprising a spacious reception room, a modern fitted kitchen, conservatory, two bedrooms and a family bathroom. Further benefits include a useful cellar, double glazing, gas central heating and sole use of a private rear garden.

Conveniently located close to North Finchley's excellent selection of cafés, restaurants and transport links, this chain-free property would make an ideal home for first-time buyers, downsizers, or those seeking a straightforward move. To really appreciate the size, location and condition, 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) A		
(81-91) B	82	84
(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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Approximate Gross Internal Area
749 sq ft - 70 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.