



Long Lane, Finchley, N3

 2 Bedrooms  1 Bathroom  1 Reception

£450,000



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

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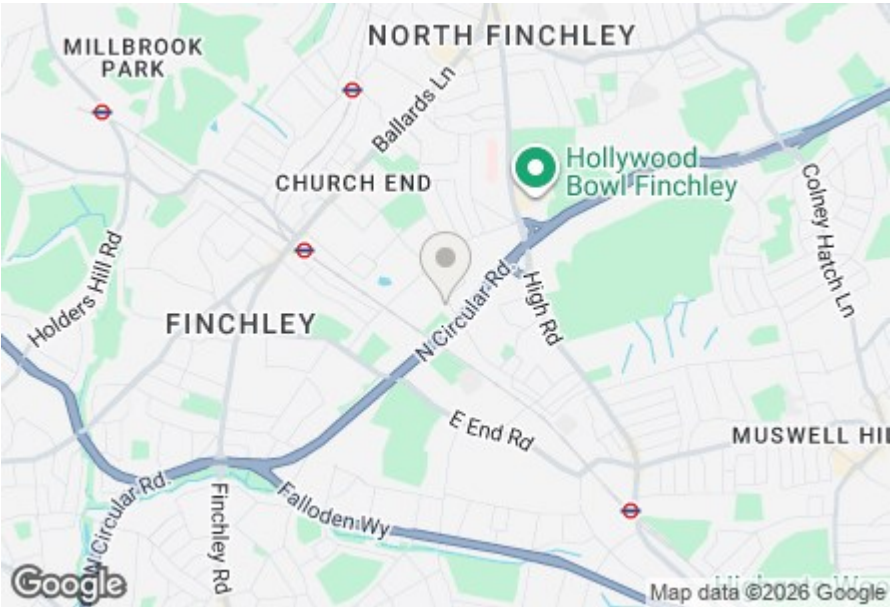
2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedrooms
- Ground Floor Apartment
- Modern Open Plan Kitchen
- Contemporary Three Piece Bathroom
- Private Garden
- Conservatory

Other Information

Tenure: Leasehold
Length of Lease: 171 Years
Ground Rent: Nil
Service Charge: Nil
Council Tax Band: C



Nearest Stations

Finchley Central Station 0.4 miles
West Finchley Station 0.9 miles
East Finchley Station 1.1 miles

Property Description

Situated within easy reach of the open spaces of Victoria Park and within the catchment area for a number of highly regarded schools, is this beautifully presented two bedroom ground floor apartment. The property comprises an impressive open plan kitchen/reception room which leads through to a conservatory, providing direct access to the property's private rear garden extending to approx. 79ft. The apartment retains a wealth of period charm throughout, with further features including high ceilings and a beautiful bay window in the principal bedroom, creating a bright and characterful living space. Ideally positioned for Victoria Park, David Lloyd Leisure Centre and a selection of well-regarded local schools, the property is also conveniently located for excellent transport links and a range of local amenities. This attractive property would make an ideal first time purchase or buy to let investment. To fully appreciate the size, location and quality of accommodation on offer, an internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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
593 sq ft - 55 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The 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.