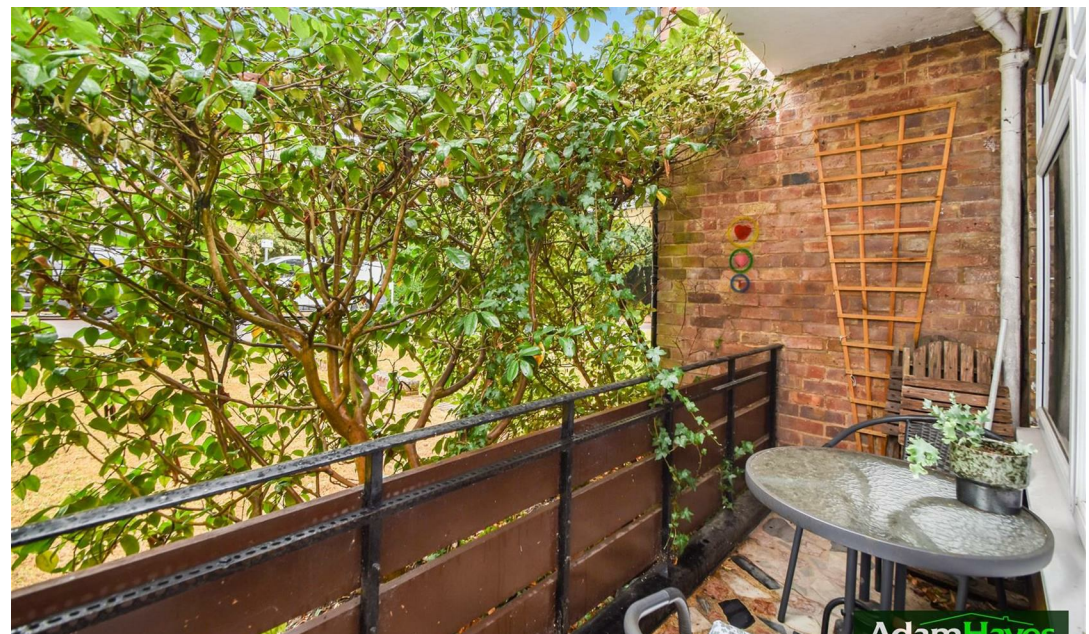




The Causeway, East Finchley, N2

OIEO £575,000

 2 Bedrooms  1 Bathroom  1 Reception



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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OIEO £575,000

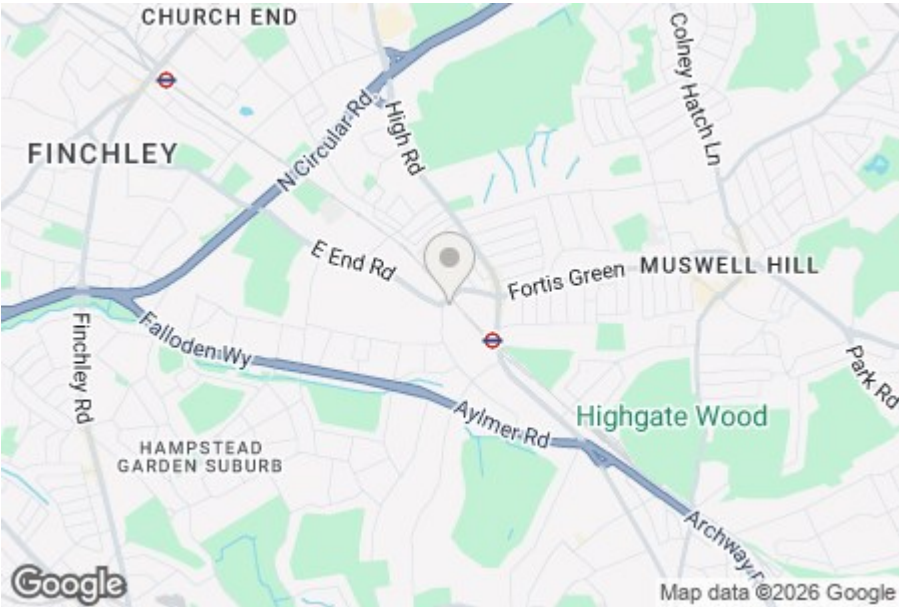
2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Double Bedrooms
- Ground Floor Apartment
- Beautifully Presented Throughout
- Tiled Three Piece Bathroom
- Private South-East Facing Balcony
- Garage

Other Information

Tenure: Leasehold
Length of Lease: 900+ Years
Ground Rent: Nil
Service Charge: £1,600.00 P/A
Council Tax Band: D



Nearest Stations

East Finchley Station 0.1 miles
Highgate Station 1.2 miles
Finchley Central Station 1.4 miles

Property Description

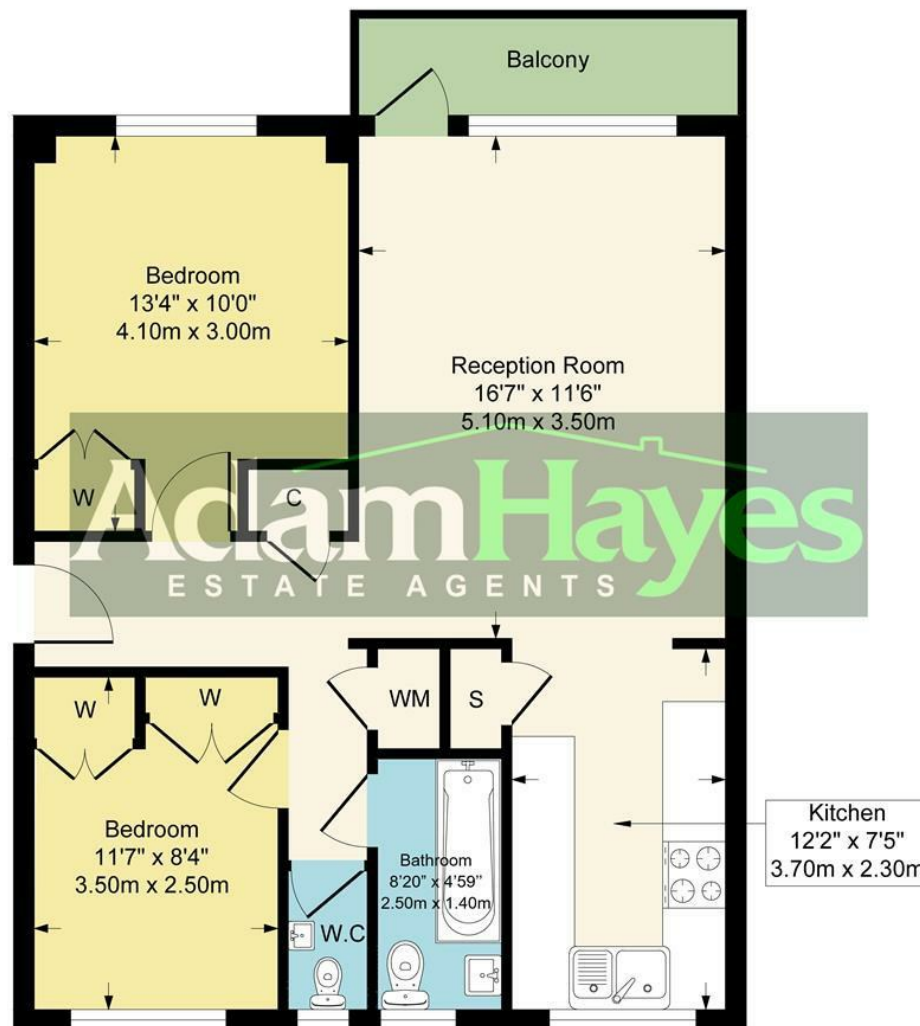
Situated within this popular residential development off The Causeway and just a few minutes' walk from East Finchley Underground Station (Northern Line), is this beautifully presented two double bedroom ground floor apartment. The property benefits from an approximately 16ft reception room, a modern fitted kitchen with integrated appliances, private balcony, tiled three-piece bathroom, additional WC and ample storage throughout. Further features include herringbone-style flooring, fitted wardrobes to both bedrooms, a single-length garage and access to well-maintained communal gardens. The property is ideally located within the catchment area for The Archer Academy and is just moments from Cherry Tree Wood, whilst East Finchley's vibrant High Road is also close by, offering an excellent selection of local shops, cafes, restaurants and everyday amenities. To fully appreciate the size, location and potential this property has to offer, an internal viewing is highly recommended via the vendors' 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	76	79
(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
668 sq ft - 62 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.