

AdamHayes
ESTATE AGENTS

Spring
Newsletter
2023



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CONTENTS

03

WELCOME TO OUR
NEWSLETTER

04-09

PROPERTIES FOR SALE

10-11

SPRING IS HERE! TIME TO
MOVE?

12-17

PROPERTIES TO LET

18-19

CREATING THE RIGHT FIRST
IMPRESSION

20-21

HOW OFTEN SHOULD I GET
MY ELECTRICS CHECKED?

22-23

TESTIMONIALS



WELCOME To our Spring Newsletter

On behalf of everyone at Adam Hayes, I would like to welcome you to our Spring edition of our Community Newsletter, which is being delivered to the local homes in the area. After an unpredictable start to the year, I am delighted to report that activity is certainly recovering after a turbulent last few months.

With the Bank of England raising their base rate to 4.25% (at the time of writing) we certainly saw a drop in activity which caused a slight correction of price since the then Chancellor of the Exchequer, Kwasi Kwarteng's, now infamous "Growth Plan" budget.

While its difficult to predict where this market is heading, I am encouraged by the steady demand we now see ourselves in, as apposed to last year's erratic market which saw prices jump by 6% locally in the first half of the year and then drop by almost the same amount.

We are now seeing that the sales market has stabilised with the return of buyers and a number of new sales being agreed at level's much closer to our sellers asking prices. We have witnessed buyer registrations reaching their highest levels since last October when the fallout of the mini-budget hit activity.

Demand is actually 16% higher than this time in 2019.

The Rental market has been more consistent, with demand showing no signs of slowing down with the average 1 bedroom rental price now being £1300 per month. This is mainly down to strong demand and a lack of properties coming to the market with tenants choosing to renew their current contracts as opposed to leaving their current homes.

I expect that this will result in further rises of rental prices and fuel the demand even further in the short term.

In this edition of our newsletter, we will be looking at whether we should be moving in Spring? We will also look at how to create the best first impression when selling and how often you should get your electrics checked.

As usual, we will also showcase some of our wonderful properties which we are currently marketing for both sales and rent. Feel free to contact me or my team if you need any property related advice and I hope you enjoy reading our newsletter...

Yours sincerely

Yasser Elkaffass
Director

PROPERTIES FOR SALE



Ravensdale Avenue, North Finchley N12

£1,150,000

Situated on this popular tree lined residential road off North Finchley High Road and within minutes' walk of Friary Park is this well presented four bedroom, three bathroom extended semi detached house. The property is offered chain free and benefits from a 31ft through lounge (approx), a modern kitchen diner with fitted appliances and granite worktops, a mature rear garden with additional outhouse and off street parking for 2/3 cars.



Woodside Avenue, N12

£1,575,000

Situated in one of the most desirable tree lined roads in North Finchley and conveniently located within minutes' walk of local shops and amenities is this well presented four bedroom, two bathroom double fronted semi-detached Edwardian house. The property has retained many of its original features throughout including sash windows and fireplaces and also benefits from a mature rear garden.



Birkbeck Road, N12

OIEO £850,000

Situated in this residential tree lined road off Nether Street and conveniently located within minutes' walk of local shops and amenities is this beautifully presented and extended four bedroom, two bathroom end of terraced family house. The property is set within the catchment area for a number of popular schools and benefits from a modern eat in kitchen and a number of character features.

To arrange a viewing or book a valuation please call our North Finchley office on 020 8445 4008. [Alternatively Scan the QR Code for an Instant Valuation](#)





Holden Road, North Finchley, N12

OIEO £450,000

Situated within minutes walk of Woodside Park Tube Station is this stylish two double bedroom second floor apartment. This property is offered chain free and benefits from a 27ft living room (approx) with a modern open plan kitchen, a separate WC, wooden flooring, a video entryphone system and use of a landscaped communal garden.



Woodside Lane, N12

£425,000

Conveniently located on this tree lined road off North Finchley High Road and within minutes walk of local shops and amenities is this beautifully presented two double bedroom, two bathroom (one en-suite) first floor purpose built apartment. The property benefits from a 16ft reception room (approx), a modern kitchen and bathroom and offers use of communal gardens and parking.



Kingsway, N12

£390,000

Situated in this popular lift serviced block in the heart of Tally Ho North Finchley, is this well presented two bedroom, two bathroom (one en-suite shower) ninth floor luxury apartment. The property is offered chain free and benefits from a 24 hour concierge, a 24ft living room (approx) with a modern open plan kitchen with fitted integrated appliances and spectacular panoramic views overlooking London.

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PROPERTIES FOR SALE



Church Mount, East Finchley N2

£5,395,000

A stylish and contemporary modern home with innovative design and artistic flair, this six bedroom detached family residence incorporates a leisure floor with swimming pool & gym, and occupies a favoured setting within a sought after residential crescent with elevated views across west facing gardens.

A stunning atrium style reception hall with a feature staircase creates an imposing first impression. The split-level ground floor uses glass to separate the double reception room, a kitchen breakfast room and dining room, all benefitting from natural light throughout.

The first floor incorporates the master suite with its own dressing room and an impressive en suite bathroom, a family bathroom and two further bedrooms - one of which has a split-level dressing/study area. This room is mirrored on the floor above, which also includes the guest suite, the sixth bedroom and a further bathroom.

The smart leisure complex on the lower floor incorporates a swimming pool, steam room, bar area, family/cinema room and a separate gym/studio. Externally the house boasts a west facing landscaped rear garden, carriage drive & an integrated garage.

To arrange a viewing or book a valuation please call our East Finchley office on 020 8883 2621.



The Grange, East Finchley, N2

OIEO £300,000

Situated on this quiet residential turning off King Street in the heart of East Finchley Village and conveniently located within minutes' walk of independent shops, restaurants and amenities is this well-presented one bedroom first floor apartment. The property benefits from a modern kitchen, a 15ft living room (approx), a balcony, original wooden flooring and gas central heating.



Cromwell Close, N2

£500,000

Situated on this residential cul-de-sac turning off East End Road and conveniently located within the catchment area for a number of popular schools and local eateries on East Finchley High Road is this well presented two double bedroom first floor maisonette. The property is offered chain free and benefits from its own section of private rear garden, parquet flooring, double glazing and gas central heating.



Lankaster Gardens, N2

OIEO £380,000

Situated within this modern gated development, and within easy access to local amenities and transport facilities is this two bedroom, two bathroom (one ensuite) second floor apartment. The property benefits from a modern kitchen and bathroom, secured underground parking, a 17ft reception (approx), balcony, gas central heating and double glazing.

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PROPERTIES FOR SALE



Woodlands Avenue, Finchley N3

£1,100,000

Situated on this popular tree lined road off East End Road and conveniently located within the catchment area to Akiva School, St Theresa's School and Stephen's House Park (formerly Avenue House park) is this well presented four bedroom, two bathroom (one an ensuite shower) semi detached family home. The property benefits from a 19ft reception (approx), an impressive eat in kitchen, additional utility room, a guest WC and a 16ft principle bedroom with fitted wardrobes and an en-suite shower room.



Windermere Avenue, N3

£1,200,000

Situated on this popular tree lined location off East End Road and conveniently located within the catchment area to Akiva School, St Theresa's School and Stephen's House Park (formerly Avenue House park) is this well presented four bedroom, two bathroom (one an ensuite shower) semi detached family home.



Howcroft Crescent, N3

£750,000

Conveniently located within minutes walk of West Finchley tube station and set within the catchment area for a number of popular schools including Moss Hall Primary School is this refurbished three bedroom, three bathroom (one ensuite) semi detached house. The property benefits from a modern kitchen with fully integrated appliances, and off street parking.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. [Alternatively Scan the QR Code for an Instant Valuation](#)





Nether Street, Finchley N3

£550,000

Conveniently located within minutes' walk of both Finchley Central and West Finchley tube stations and set within the catchment area to a number of popular schools is this contemporary designed two double bedroom, two bathroom (one ensuite) first floor conversion. The property benefits from a 20ft reception with wooden flooring opening onto a modern kitchen with integrated appliances and stone worktops, off street parking and use of a communal garden.



Hendon Lane, N3

£550,000

Set back off Hendon Lane in this popular lift serviced block and within minutes' walk of Finchley Central Tube Station, is this well presented two bedroom, two bathroom (one ensuite), first floor apartment. The property is offered chain free and benefits from a modern kitchen, two balconies, allocated underground parking, use of a landscaped communal garden and a security video entryphone system.



East End Road, N3

OIEO £400,000

Situated on this popular turning off East End Road and conveniently located within the catchment area for a number of popular schools and Places of Worship is this well presented two double bedroom, top (second) floor apartment. The property is offered chain free and benefits from a modern kitchen with integrated appliances, wooden flooring, a three piece bathroom suite and use of communal gardens.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. [Alternatively Scan the QR Code for an Instant Valuation](#)



Spring is here! Time to move?

When it comes to property, Spring is regarded as the best season to sell your home. With gardens in bloom and good light around, there are plenty of reasons to consider selling up and moving house.

During the Spring months, casual prospective buyers are more likely to turn their passing interest into something more tangible and go to look at properties when the weather is good. Parents are also keen to look for properties in Spring, as it means they will likely complete at some point over the Summer holidays.

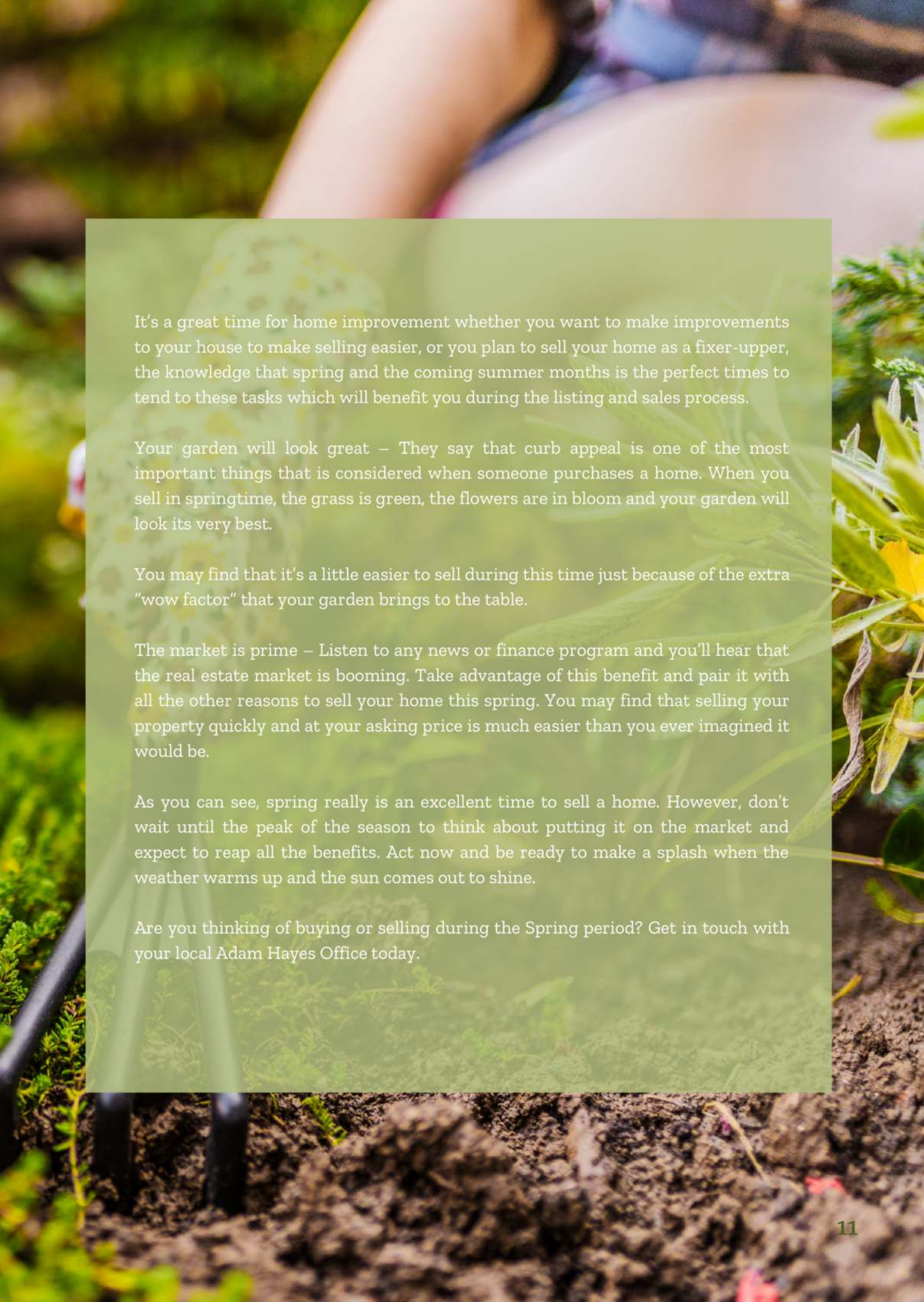
Homebuyers should be rightly optimistic about getting a good sale price, but consequently should also be prepared to pay handsomely (and come up against stiff competition) for their next property.

It could even make sense to sell whilst prices are so high and rent for several months until rising inflation puts a dampener on the housing market, at which point prices would be expected to fall.

If you have considered putting your home on the market any time in the next year or so, check out these five reasons which makes Spring the ideal time.

Buyers are searching – A huge majority of home buyers want to move during summer. Many families have school, work or vacations that make the moving process a little harder during this time. If you put your home on the market during spring, you ready things for someone to purchase and move in during this prime time.

The weather is cooperative – Yes, there may be a few spring rain showers here and there, but during the spring season (in most parts of the country), you'll find that the weather is neither too hot nor too cold to keep buyers from searching. In addition, the spring sunshine makes for beautiful listing photos.



It's a great time for home improvement whether you want to make improvements to your house to make selling easier, or you plan to sell your home as a fixer-upper, the knowledge that spring and the coming summer months is the perfect times to tend to these tasks which will benefit you during the listing and sales process.

Your garden will look great – They say that curb appeal is one of the most important things that is considered when someone purchases a home. When you sell in springtime, the grass is green, the flowers are in bloom and your garden will look its very best.

You may find that it's a little easier to sell during this time just because of the extra "wow factor" that your garden brings to the table.

The market is prime – Listen to any news or finance program and you'll hear that the real estate market is booming. Take advantage of this benefit and pair it with all the other reasons to sell your home this spring. You may find that selling your property quickly and at your asking price is much easier than you ever imagined it would be.

As you can see, spring really is an excellent time to sell a home. However, don't wait until the peak of the season to think about putting it on the market and expect to reap all the benefits. Act now and be ready to make a splash when the weather warms up and the sun comes out to shine.

Are you thinking of buying or selling during the Spring period? Get in touch with your local Adam Hayes Office today.

PROPERTIES TO LET



Anastasia Mews, Woodside Park N12

£3,500 PCM

A beautiful four bedroom three bathroom (two en-suite showers) semi-detached family house situated within this popular gated development conveniently located within easy access of Woodside Park Tube Station (Northern Line) and multiple shops and amenities.

This fantastic property benefits from an approximately 18ft reception, a modern fitted kitchen with stone worktops and integrated appliances finished to high standard that will appeal to families. Other benefits include a guest WC, underfloor heating on the ground floor, wooden flooring, ample storage, double glazing and off street parking.

This prime location on the west side of North Finchley gives access to local amenities, playing fields & shopping facilities. North Finchley and Woodside Park offer an array of boutiques, fine eateries and excellent educational facilities whilst the area is well served by rail and road connection in and away from central London.

To really appreciate the size, condition and location, an internal viewing is highly recommended.

To arrange a viewing or book a valuation please call our North Finchley office on 020 8445 4008. [Alternatively Scan the QR Code for an Instant Valuation](#)



Let
Agreed



Christchurch Avenue, N12

£1,395 PCM

A beautiful one bedroom 2nd floor purpose built apartment with allocated parking for one car situated within easy access of multiple shops and amenities and also West Finchley tube station (Northern Line). The property is in a great condition and benefits from an approx. 17ft lounge, a modern fitted kitchen, gas central heating and double glazing.



Friern Park, N12

£2,750 PCM

A well presented three bedroom ground floor purpose built apartment with direct access to a patio and communal gardens situated within easy access to North Finchley High Road and Woodside Park Tube Station (Northern Line). The property benefits from an approximately 22ft reception room, modern fitted kitchen, guest WC and ample storage.

Ballards Lane, N12

£2,000 PCM

A spacious two double bedroom two bathroom (one an ensuite shower) purpose built flat with a balcony situated in the modern development off Ballards Lane, conveniently located within easy access of West Finchley Tube Station (Northern Line) and local amenities. The property benefits from an approximately 19ft reception with a modern open plan kitchen and wooden flooring.

To arrange a viewing or book a valuation please call our North Finchley office on 020 8445 4008. [Alternatively Scan the QR Code for an Instant Valuation](#)



PROPERTIES TO LET



Denison Close, Hampstead Garden Suburb, N2

£1,900 PCM

A lovely two bedroom ground floor maisonette situated in this popular location off Ossulton Way and within easy access to local shops and amenities.

This superb and well presented modern 2 double bedroom flat is available immediately and is conveniently located within moments walk to the convenience stores and bus routes on East End Road and approximately a 12 minute walk to East Finchley Tube Station on the Northern Line.

Boasting wood strip floors throughout the flat and comprising entrance hall, reception, 2 double bedrooms, fully fitted kitchen, well appointed bathroom, communal gardens and parking in the close on a first come first served basis.

Denison Close is conveniently located within close proximity to Brooklands School and accessible to both Kenwood Park and Alexandra Palace.

To arrange a viewing or book a valuation please call our East Finchley office on 020 8883 2621. [Alternatively Scan the QR Code for an Instant Valuation.](#)





Lankaster Gardens, East Finchley, N2

£1,800 PCM

A lovely two bedroom 2nd floor purpose built apartment situated in this modern gated development within easy access to local amenities and transport facilities. The property benefits from an approx. 22ft lounge with a modern open plan kitchen and breakfast bar, a fully tiled modern bathroom, secured underground parking, lift access, balcony, gas central heating and double glazing.



Midholm Close, NW11

£1,733PCM

A beautiful one bedroom purpose built maisonette situated in the heart of Hampstead Garden Suburb within easy access of East Finchley Tube Station (Northern Line) and local amenities. The property benefits from an approximately 13ft reception, a modern fitted kitchen, porcelain tiled bathroom, laminated wooden flooring, and a size rear private garden.



Leicester Road, N2

£1,700 PCM

A charming two double bedroom two bathroom (one an ensuite shower) duplex conversion in this popular location, within easy access to East Finchley Tube Station (Northern Line) and multiple shopping facilities. The property benefits from a 16ft lounge, an eat in size kitchen, ample storage, double glazing, gas central heating and access to a shared rear garden.

To arrange a viewing or book a valuation please call our East Finchley office on 020 8883 2621. [Alternatively Scan the QR Code for an Instant Valuation](#)



PROPERTIES TO LET



Regents Park Road, Finchley N3

£2,495 PCM

A lovely two double bedroom two bathroom purpose built apartment with balcony and off street parking set in this sought after 1990s Berkley Homes development, within easy access of Finchley Central Tube Station (Northern Line) and local amenities. The property benefits from an approximately 17ft lounge which leads onto the balcony, a separate modern fitted kitchen, an approximately 12ft primary bedroom with en-suite bathroom, a separate shower room, entry phone system, two lifts servicing the development, double glazing, gas central heating, communal gardens and secure underground parking.



Page Street, NW7

£1,995 PCM

A good size three double bedroom first floor maisonette with own section of the garden situated within close proximity to Copthall School and local amenities. The property benefits from an approximately 15ft lounge with a modern open plan kitchen, a modern bathroom, wooden flooring, guest WC, double glazing and gas central heating. Early viewings highly recommended.



Mountfield Road, N3

£1,500 PCM

A good size one bedroom ground floor conversion situated in this popular location set back off Mountfield Road within easy access of Finchley Central Tube Station (Northern Line), transport links and local amenities. The property benefits from an approximately 22ft reception, a separate modern fitted kitchen, laminated wooden flooring, allocated parking for one car, double glazing and communal gardens.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. [Alternatively Scan the QR Code for an Instant Valuation](#)





Brookfield Close, Mill Hill, NW7

£2,500 PCM

A lovely three bedroom semi detached family house situated in this popular location within close proximity to Dollis Infant School, Cophall School and various local amenities. The property benefits from an approximately 14 ft lounge, a modern fitted kitchen, loft storage, garage, off street parking and a low maintenance paved rear garden. Mill Hill East Tube Station, Waitrose supermarket and various local parks are also within easy access.



Etchingam Court, N3

£1,850 PCM

A lovely two double bedroom first floor purpose built apartment situated in this fantastic location within easy access of both West Finchley and Finchley Central Tube Station (Northern Line), Victoria Park and multiple amenities. The property benefits from a good size fitted kitchen, an approx. 13ft reception, a fully tiled modern shower room, wooden flooring, double glazing, gas central heating and off street parking for one car.



Hayes Crescent, NW11

£2,650 PCM

A recently refurbished modern three bedroom two bathroom (one an en-suite shower) ground floor flat with garden situated within access to Temple Fortune High Road, Brent Cross Tube Station and multiple shopping facilities. The property benefits from an impressive 28ft lounge with a modern fitted kitchen, an approx. 17ft principle bedroom with an en-suite shower, a good size rear private garden and off street parking for one car.

To arrange a viewing or book a valuation please call our Finchley Central office on 020 8189 6333. [Alternatively Scan the QR Code for an Instant Valuation.](#)



Creating the Right First Impression

The more people who are attracted to view your home, the more potential there will be to achieve its optimal selling price. Rightmove claims enquiries can quadruple with the best photography and studies in the USA say that the best images can increase the perception of value by up to 12%.

How to prepare your home to be photographed

The only 'rule' is to have fun with your creativity. Everything else that follows please just see as suggestions and ideas that will help you with the preparation.

De-cluttering is a very good idea, but not to the extent that the property looks sterile. A good objective is to promote a tidy but comfortable looking lifestyle. If you have a favourite view of your property's exterior or interior, then please tell the photographer when they arrive.

If you are unsure if a piece of furniture or a rug is right for your room, then best move it out the way or disguise it before the photography takes place and ensure that all light bulbs are working, especially low voltage downlights such as those found in many kitchens.

If possible, make sure that keys are available for French Windows and other windows and exterior doors, so that they may be opened if necessary.

Branded plastic bottles, such as washing up liquid, shampoo bottles, toothbrushes and toothpaste etc are best kept out of sight. Upmarket products such as Molton Brown bottled soaps or similar, would be the exception.

Please remove birthday cards, invitation cards etc from mantelpieces and shelves and tidy away papers but in moderation, quality magazines and coffee- table books can add to the lifestyle appeal.

Plumped cushions and straightened curtains always look better, fold towels or hang up fresh fluffy towels in the bathroom and replace any shower curtains or bathmats with lovely clean, neutral ones and if you have glass shower screens- try to make them sparkle.

Fruit and flowers are easy to add and they provide attractive splashes of colour to any room and you may want to consider laying your dining table as bare tables with nothing on it can look dull and uninviting. As a minimum, have a centrepiece to break up the slab- effect and maybe have some coffee cups and a milk jug on a breakfast table which will look more interesting than an empty space. We would also suggest you remove magnets, postcards and children's artwork from the fridge.

We would always recommend that dressing tables, sideboards and similar should be neat and tidy. The less clutter the better and dress beds with colour co-ordinated throws, cushions and crisp white linen for a luxurious look. A child's bedroom can be imaginatively dressed with some attractive toys, arranged on a rug perhaps and move pet bowls and baskets etc out of sight.

It is also imperative that you don't forget the garden! Mowing the lawn and tidying away anything such as broken plant pots, fallen leaves or kid's toys will always make a garden seem bigger.

If you see your property as a family home, then dress a table with a gingham tablecloth, jug of squash and glasses etc to help promote that lifestyle and place cushions on garden chairs and loungers, if you have them.

Move cars, bins, garden trampolines and other outdoor toys out of sight. If this is not possible, often a photographic angle can be found to avoid them, especially if they are moved away from the elevation and keep hosepipes fully wound and tidy.

Curtains and blinds should be left open, especially if you will not be at home when the photographer visits. If this is not possible, often a photographic angle can be found to avoid them, especially if they are moved away from the elevation.

How often should I get my Electrics checked?

We recently inspected one of our managed properties and found a strange burning smell coming from the electrical fusebox. Further inspection showed that part of the consumer unit had burnt and the tenants were lucky that the faulty wiring didn't cause a serious fire.

It is natural over time, that all electrical systems deteriorate as they are used so often. That is why it is important to have the necessary tests carried out to ensure their integrity and safety. For homeowners and landlords this is particularly important as the usage of specific systems is a lot higher than anywhere else. At Adam Hayes our Property Management department work with accredited electrical engineers.

In our latest article we take a look at how often you should have your electrics tested in your home.

What is Electrical Testing?

Electrical testing is the process of having an accredited and registered electrician enter your home to complete a full inspection on the electrical installations. During this test a full visual as well as deeper inspection is carried out to make sure that all of your electrical installations are working as they should be.

Over time and due to wear and tear many electrical installations will deteriorate. That is why it is important to have them inspected at least every 10 years. This will help to ensure that no accidents or injuries occur from faulty electrics, but also any remedial work that needs to be completed is not as extensive or potentially expensive.

How often should they be tested?

Depending on what context you are looking at, electrical testing will be dependent on how often they should be tested. If you are a homeowner this will differ from those who are renting out their properties. Whichever it may be, having your electrics tested is a must, due to wear and tear as well as how often they are used within your home.

For homeowners it is recommended that your electrics are tested once every 10 years. However, if you find yourself moving into a new home it is always worthwhile having a check done to know if any remedial work is going to be needed. The tests will determine the safety and conditioning of the wiring within your home.

In addition to the 10 year testing rule, if you find that your home is showing signs of wear and tear or any of the following are occurring then you should consider having an electrical test carried out:-

- Regular circuit breaker trips
- Burning smells
- Slight electric shocks from sockets
- Sparking
- Flickering lights
- Irregularities with outlets, sockets or switches.

If you are a landlord it is your responsibility to ensure that those who are renting your home are safe. This is why it is suggested that every 5 years an electrical test should be carried out. Or ideally between tenants. This ensures that the new people moving into your home are safe, as well as all electrics working as they should be. It is a legal requirement for all landlords and one in which not adhered to can have severe consequences.

The test should be carried out by an accredited and certified professional. They will be checking the electrics within your home against the UK standard for the safety of electrical wiring.


Items that may need replacing include older round-pin sockets, round light switches and any sockets that may be mounted on circuit boards. The type of wiring system and its condition will be dependent on the age of your home.

The extent of any wear and tear or damage that has occurred over time. Any changes in use of premises which may have led to unsafe conditions.



"PLEASURE IN THE JOB
PUTS PERFECTION IN
THE WORK"

ARISTOTLE



"I was very happy with my experience of renting out a flat with Adam Hayes. Everyone was very courteous from the start and most importantly did not hassle me like some agents do. They were available to talk to and patiently explain the process and found the perfect tenants for me."

Ms S Ben Isaac

"Adam Hayes Estate Agents - by far the best estate agents in North London. I have been using them since 2008 and I cannot recommend them highly enough whether it comes to rental or sale. They are extremely professional and thorough and patient in everything they do. They recently assisted me in the sale of my flat and were absolutely fantastic. If you are busy working professional like myself and you need someone to take care of lettings and or sales, you must use Adam Hayes. You seriously will not regret it!"

Dr Kayur Patel

"Best experience using an estate agency ever! Adam Hayes was recommended to me by a friend I called them and they came promptly to assess my property, discussed the whole process from start to finish and was very happy with their valuation. Great team, communications, energy and knowledge of the area and property market. My property sold quickly and efficiently. I will definitely use again!"

Mr N Tuitt



5.0

HUNDREDS OF VERIFIED GOOGLE
REVIEWS

Adam Hayes

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