

# Winter Newsletter 2024

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# WELCOME To our Winter Newsletter

On behalf of everyone at Adam Hayes, I would like to welcome you to the Winter edition of our Community Newsletter, which is being delivered to the local homes in the area. After a real turbulent last twelve months I am glad to see that we have finally had some positive news with two consecutive Bank of England interest rate freezes which has certainly brought back some confidence in the property market.

While I don't believe the sales market to be completely out of the woods just yet with activity levels still not resembling the first six months of 2022 it is somewhat refreshing to finally see that there is light at the end of the tunnel and positivity creeping back into the market.

We are still working in a price sensitive market but have noticed that houses still appear to be performing better than flats, with the average time for a house to sell currently being 8 weeks, while flats are taking around 12 weeks to sell.

It's still difficult to predict where this market is heading but I am encouraged by the recent jump of applicant registrations, especially amongst first time buyers who are keen to take advantage of this years drop in prices and are desperately trying to move in to their new homes before Christmas.

The rental market however has been more consistent, with demand showing no signs of slowing down with the average one bedroom rental price now being £1350 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 a further rise of rental prices which will continue to fuel the demand in the short term.

In this edition of our newsletter, we will be looking at how best prevent your pipes bursting this winter, how landlords should take advantage of the rental market and what you need to do in order to improve your chances of securing a mortgage.

As usual, we will showcase some of our wonderful properties for both sales and lettings. As always, 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



## Highwood Avenue, North Finchley, N12 OIEO £900,000

Located on this tree-lined Avenue in the heart of North Finchley is this recently refurbished, four-bedroom, two-bathroom Edwardian family residence. Positioned just a stone's throw away from Woodside Park Tube Station, commuting is effortless, while nearby local amenities provide effortless convenience. The sought-after location also places it within the coveted catchment area of several esteemed schools.



## Birley Road, N20 £850,000

Situated in this sought after turning off Totteridge Lane and conveniently located within walking distance to Totteridge & Whetstone tube station is this well presented and extended four bedroom, two bathroom semi-detached family house. This substantial property benefits from a modern kitchen with integrated appliances leading onto a well maintained garden and an approximately 27ft through lounge.



## Coleridge Road, N12 OIEO £700,000

Situated in this popular residential turning off Nether Street and set within the catchment area for a number of popular schools is well presented three bedroom, character terraced house. The property is offered chain free and benefits from two separate reception rooms, wooden flooring, a modern eat in kitchen, loft space, potential to extend (STPP) and a mature rear garden.

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](#)





## Finchley Park, North Finchley, N12

OIEO £450,000

A delightful residence boasting an array of desirable features. This stunning duplex conversion presents an ideal opportunity for those seeking a contemporary urban lifestyle. With its modern design and sleek aesthetics, this property offers a stylish and comfortable living environment. The property comprises of two generously sized double bedrooms, providing ample space for relaxation and privacy.



## Holden Road, N12

OIEO £450,000

Situated within minutes walk of Woodside Park Tube Station on the second floor of this popular lift serviced block is this stylish two double bedroom apartment. This property is offered chain free and benefits from an approximately 27ft living room with a modern open plan kitchen and breakfast bar, a separate WC, wooden flooring, a video entryphone system and use of a landscaped communal garden.

## Alexandra Grove, N12

OIEO £325,000

Conveniently located within close proximity to West Finchley Tube Station (Northern line) and local shops and amenities is this well presented one bedroom ground floor purpose built apartment. The property is offered chain free and benefits from a modern kitchen, a three piece bathroom suite, double glazing windows, gas central heating and use of communal gardens and parking.

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# PROPERTIES FOR SALE



## Thomas More Way, East Finchley, N2

**£1,499,999**

Welcome to Thomas More Way, where timeless elegance meets modern convenience in this stunning four-bedroom, three-bathroom home. Nestled within a meticulously converted Grade II listed early 19th-century villa, this circa 2000 sqft residence has undergone a comprehensive back-to-brick restoration, combining historical charm with contemporary living.

On the ground floor, you'll find an inviting eat-in kitchen, a spacious living room graced by period features like sash windows, ornate cornicing, and soaring ceilings. Completing this level is a convenient guest downstairs W/C. The first floor offers three generous double bedrooms, with the principal bedroom featuring a walk-in wardrobe and a luxurious en-suite bathroom. An additional family bathroom ensures ample space for all.

Descend to the lower ground floor, which encompasses another double bedroom with an en-suite bathroom and a practical utility room. This property includes the coveted convenience of two parking spaces and a private garden, providing a peaceful outdoor retreat.

Situated in the heart of Hampstead Garden Suburb, you'll enjoy easy access to the area's amenities. Finchley Central tube station (Northern line) is just 1 mile away.

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



## Crewys Road, Childs Hill, NW2

£575,000

Nestled in the charming neighborhood of Childs Hill, this remarkable property offers an exceptional blend of modern living and classic charm. Step inside this stunning 2 double bedroom duplex conversion and experience a world of comfort and convenience. This spacious home boasts two generously sized bedrooms, including a master with its own ensuite bathroom, ensuring both privacy and luxury.



## Creighton Avenue, N2

£550,000

An exquisite first-floor conversion nestled in the heart of London's desirable East Finchley area. This meticulously designed property showcases a harmonious blend of contemporary style and classic charm, offering the perfect urban retreat. Step inside to discover a modern kitchen, replete with sleek appliances, high-quality finishes, and ample storage space, making culinary endeavors an absolute delight.



## Taunton Drive, N2

£275,000

This attractive purpose-built one-bedroom flat, nestled on the ground floor of a contemporary and sought-after block, promises a lifestyle of convenience and style. The property is offered chain free and boasts a spacious reception room a comfortable double bedroom, recently adorned with tasteful décor, and a well presented three-piece bathroom suite.

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# PROPERTIES FOR SALE



## Clifton Avenue, Finchley, N3

OIEO £1,500,000

Situated in the heart of Church End and conveniently located within minutes walk of Finchley Central tube station is this five bedroom, two bathroom Edwardian double fronted semi detached house. Boasting a generous living space of just over 2000 sq ft, this remarkable residence offers a truly exquisite living experience. With an additional WC, this home is designed to accommodate families of all sizes and benefits from a lush 120ft mature rear garden, a serene oasis perfect for outdoor gatherings and relaxation.



## Park Crescent, N3

£1,595,000

Situated in one of the most desirable tree lined roads in Finchley and conveniently located within minutes' walk of Victoria Park is this well presented and extended five bedroom, three bathroom semi-detached character family house. The property benefits from a modern eat in kitchen, mature garden, character features, two reception rooms and a separate utility room.



## Wickliffe Avenue, N3

£1,850,000

Situated off Hendon Lane and conveniently located close, to the Windsor Open Space is this five bedrooms, three welcoming reception rooms, three bathrooms, well as a guest WC on the ground floor. Spanning across three designed floors. Offering approximately 2,961 sq. Ft of living space this house showcases design and practicality.

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 in 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 gardens.



## Hendon Lane, N3

**£565,000**

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) rear facing, top floor apartment. The property is offered chain free and benefits from a modern kitchen with granite worktops, ample storage, allocated underground gated parking, use of a landscaped communal garden and a security video entryphone system.



## Grosvenor Road, N3

**£525,000**

Conveniently located within minutes' walk of both Finchley Central and West Finchley tube stations and set in the catchment area to a number of popular schools is this contemporary designed two bedroom ground floor maisonette. The property features contemporary design throughout, complete with wooden flooring. There are further benefits of having a Share of Freehold and a separate modern kitchen with integrated Miele appliances.

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# Preventing & Dealing With Frozen Pipes

Each year, extreme winter weather and blasts of Arctic air send temperatures plunging for prolonged periods in the UK. Subsequently, thousands of unoccupied properties are at risk of burst pipes and major water damage which can be catastrophic and cause major inconvenience for you and your guests. Here we provide our top tips to avoid frozen pipes, offer advice if the pipes in your property do freeze and how to minimise the damage in the unfortunate event of a burst pipe.

## What causes frozen pipes and bursts?

One of the biggest causes of burst pipes is cold weather. During periods of freezing temperatures the water in exposed pipes freezes and expands which leads to a build-up of pressure and subsequent a rupture of the pipe. When the ice thaws the water floods out. Although escape of water incidents peak in the winter months, they can occur all year round due to; corroding pipes in older properties, poor installation of pipes and fixtures, incorrectly plumbed-in appliances or radiator and boiler leaks.

## Turn your water off

If you are leaving your property unoccupied then turn off the water supply at the main stopcock. In one day, the equivalent of 48 bathtubs full of water (9600 litres) can escape from a burst pipe. This can be reduced significantly by simply turning the water off when you leave. If you can't turn off your water supply in an emergency using the internal stopcock, you may need to use the outside mains water stop tap. It is usually located around the boundary of your home/near your driveway. Most modern heating systems can still operate with the mains water turned off, so you can still heat your home. A qualified plumber should be able to give you advice about this.

## Leave the heating on to keep pipes from freezing

Another main cause of frozen pipes is inadequate heating or switching the heating off completely when your property is empty during cold snaps. While turning the heating off will save money in terms of fuel bills, it's a false economy. Your home will be exposed to sub-zero temperatures and the devastating consequences of repairing significant damage should pipes burst. Keeping the heating on means that water in pipes will remain at a constant temperature and should not get cold enough to freeze.

Heating tips during sub-zero temperatures:

#### Electric storage heaters

During sub-zero temperatures, some types of heating systems, such as storage heaters, do not provide a continuous level of heat that is adequate to prevent pipes from freezing. By only having the heating on a timer, e.g. one hour in the morning and evening, can cause pipes to freeze as the property is not suitably heated. If this is the case, then turning off the main stopcock and draining down the water tank and pipes is essential during freezing temperatures. This limits the amount of water that can escape should a pipe burst.

#### Frost-stat/guards

Using the "frost" setting (usually marked with a snowflake symbol) on your room thermostats may not keep pipes from freezing. If the frost-stat or room/radiator thermostats are set too low, then there is a risk that water pipes may already be frozen by the time the heating is triggered to come on. It is recommended to leave the heating permanently on to maintain a minimum temperature of 13 degrees C.

#### Drain down

If you are leaving your property unoccupied for a long period over winter or if your heating isn't capable of preventing frozen pipes, then drain down the heating system and shut off the water supply so that there isn't water in the pipes to freeze. Simply turning off the water is inadequate as there is still a lot of water in the pipes and tanks which can freeze and cause substantial damage if a burst occurred.

#### Lag pipes and insulate

Pipes in unheated areas, especially the loft, garage, cellar or those fixed to the inside of external walls are the primary cause of escape of water claims. Pipes are often situated above insulation, leaving them exposed to freezing temperatures. Pipes should be appropriately lagged using insulating foam sleeving and insulation – the thinner the pipe the thicker the insulation should be.

If you fail to un-thaw the frozen pipes, if you can't get to them, or notice signs of splitting or cracks – call a plumber!

# PROPERTIES TO LET



## Woodberry Way, North Finchley, N12

£4,250 PCM

A stunning four-bedroom, three-bathroom semi-detached family house that offers the perfect blend of modern luxury and convenience. Nestled within a sought-after gated development, this home is a true testament to comfortable living and accessibility.

Upon entering this spacious residence, you'll be greeted by an expansive 18ft reception area, perfect for hosting gatherings with friends and family. The house boasts an elegantly designed, modern kitchen featuring sleek stone worktops, a haven for aspiring chefs and culinary enthusiasts. The ground floor is equipped with underfloor heating, ensuring warmth and comfort throughout, complemented by pristine wooden flooring. Anastasia Mews excels in providing the ideal family space with its four generous bedrooms, two of which feature en-suite showers. The property also includes a guest WC for added convenience. Storage will never be a concern, as this home offers ample room for all your belongings.

Moreover, you're just a stone's throw away from Woodside Park Tube Station (Northern Line), granting effortless access to London's major destinations. Nearby, you'll find an array of shops and amenities, ensuring that every necessity is met with ease.

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## Hutton Grove, North Finchley, N12

**£2,100 PCM**

This well-proportioned two-bedroom purpose built apartment is thoughtfully situated in a prime location, offering easy access to West Finchley Tube Station and the bustling North Finchley High Road. This vibrant area boasts an abundance of supermarkets, coffee shops, restaurants, and excellent transport links. The apartment benefits from an approximately 15ft reception room complete with a Juliet balcony for added charm. Residents also enjoy the use of communal gardens and parking.



## Woodside Avenue, N12

**£2,000 PCM**

A beautiful two double bedroom, two bathroom modern purpose built flat in this popular development situated within minutes walk of Woodside Park Tube Station and local amenities. The property benefits from a newly fitted kitchen, video entry phone system, use of communal gardens, allocated parking and gas central heating.



## Rosslyn Avenue, EN4

**£1,600 PCM**

A modern two double bedroom first floor conversion situated within easy access of Oakleigh Park Rail, East Barnet Village and multiple amenities. The property benefits from an approximately 19ft reception with a modern open plan kitchen, a modern bathroom, wooden flooring, neutral decor, double glazing and gas central heating.

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# PROPERTIES TO LET



## Brookland Rise, Hampstead Garden Suburb NW11

**£2,950 PCM**

A charming, three-bedroom semi-detached family house that effortlessly combines comfort and convenience in a sought-after location. Nestled within a peaceful neighborhood and just a stone's throw away from Brookland Junior School, this home is the perfect sanctuary for your family.

Step inside to discover a beautifully designed, modern fitted kitchen that invites you to explore your culinary talents. The heart of this home, an approximate 25ft lounge, beckons you to relax and unwind, making it the ideal space for family gatherings or entertaining friends. The wooden flooring adds warmth and character to the interior, creating a cozy atmosphere.

The property boasts a modern bathroom and a convenient guest WC, enhancing your daily living experience. With three well-appointed bedrooms, there's room for everyone to enjoy their private space. But the true gem of this property is the approximately 80ft rear garden.

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## Lankaster Gardens, East Finchley, N2

**£2,100 PCM**

A stunning two bedroom raised ground floor purpose-built apartment situated in this modern development within easy access to East Finchley Tube Station and local amenities. The property benefits from an approx. 21ft reception with a modern open plan fitted kitchen and sliding doors leading onto a rear facing balcony, a lovely approx. 30ft decked terrace area, two modern bathrooms (one an ensuite shower), fitted wardrobes, allocated parking, gas central heating and double glazing.



## Denison Close, N2

**£2,100 PCM**

Conveniently located off Ossulton Way and within walking distance to local shops, transport facilities and amenities is this modern two double bedroom first floor purpose built maisonette with balcony. The property benefits from approximately 15ft reception, wooden flooring, a modern kitchen and bathroom and gas central heating.



## Risborough Close, N10

**£2,000 PCM**

A delightful two-bedroom top-floor purpose-built flat in a prime location, just a stone's throw from Muswell Hill Broadway, surrounded by an array of shops, cafes, and local amenities. This cozy abode features a modern kitchen and bathroom, offering both style and functionality. With double glazing and gas central heating, you'll enjoy year-round comfort. The wooden flooring adds a touch of elegance to the space.

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](#)





## Asmuns Hill, Hampstead Garden Suburb, NW11 £2,500 PCM

A charming three-bedroom character cottage exuding timeless elegance. This idyllic abode is conveniently located near Temple Fortune High Road, offering easy access to a wealth of amenities. The property showcases a spacious through lounge, providing the perfect setting for relaxation and entertainment. A modern fitted kitchen, utility room, and guest WC add practicality to the living space. With the comfort of gas central heating and a mature, private rear garden, this cottage will certainly appeal to families.



## Glebe Road, N3 £2,250 PCM

Situated off Squires Lane offering convenient access to the North Circular Road (A406) and a wealth of local amenities is this three bedroom end of terrace house. This property presents a golden opportunity to own a family home with no onward chain. With three generously sized double bedrooms, this residence ensures ample space for families or those seeking versatile living arrangements.



## Haslemere Gardens, N3 £7,000 PCM

A beautifully presented six bedroom four bathroom (three en-suites) detached family house arranged over three floors situated in this sought after location in Finchley Central within easy access to local amenities and transport links. This impressive property benefits from an approx. 22ft reception room interconnecting with the dining area which offers ample space and natural light and a stunning modern open plan fitted kitchen.

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# PROPERTIES TO LET



## Regents Park Road, Finchley, N3

**£2,650PCM**

Situated in this sought after 1990s Berkley Homes development is this recently decorated three bedroom two bathroom ground floor purpose built apartment with an approx. 20ft rear paved patio. The property benefits from an approximately 19ft lounge with dual aspect windows, a separate modern fitted kitchen, an approx. 12ft principal bedroom with en-suite bathroom and fitted wardrobes, a further beautifully tiled shower room, entry phone system, double glazing, gas central heating and communal gardens.



## Finchley Road, NW11

**£2,275 PCM**

A spacious two double bedroom 1st and 2nd floor duplex conversion situated close to Golders Green Tube Station (Northern Line) and local amenities. The property benefits from an approx. 14ft reception, an approx. 18ft principle bedroom, a family bathroom on the first floor as well as an ensuite shower room, a modern fitted kitchen, ample storage, gas central heating, allocated parking for one car and double glazing.



## Rushden Gardens, NW7

**£1,650 PCM**

A lovely two bedroom first floor conversion situated in this cul-de-sac location within easy access of local amenities including Waitrose and Virgin Active gym, various restaurants, Mill Hill Broadway as well as Mill Hill Park. The property benefits from a modern kitchen and shower room, double glazing, gas central heating and a section of the garden at the rear.

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# Landlords, rents have risen again!

If you are trying to increase the number of properties in your portfolio, now may be the ideal time to do so. The current market is looking increasingly advantageous for landlords as a growing number of cities are surpassing an average monthly rent price of £1,000.\*

## Latest rental price inflation figures

Residential rentals for new tenancies have seen a 10.3% increase from September 2022, reaching a new average rate of £1,164 per month.\* The average yearly rental payment is now £13,970, which is a £1,320 increase compared to last year.\*

## Which locations are most affected?

In 2023, the average monthly rent for new tenancies in nine locations, including Cardiff, Southampton, and York, exceeded £1,000. Another city that is anticipated to be added to this list by the end of 2023 is Manchester, which has an average rental price of £996 per month at the present time.

Because of the high prices in London, surrounding places in the South-East are in high demand. As a result, the average price of a month's rent has increased to more than £1,000 in cities and towns such as Southend-on-Sea, Luton, and Colchester.

\*The rate of rental inflation in Scotland is even greater than the national average, coming in at 12.8%.\* The typical monthly rent north of the border is now £750, representing a jump of £90 compared to last year.

What factors are contributing to rising rental costs?

There are a variety of factors that have contributed to rental inflation in recent times. Since the pandemic, there has been a lack of properties available for rent, which has led to a rise in rental prices.

The rise in the cost of mortgages has pushed more individuals into the rental market, which has resulted in an increase in the overall demand for housing, which therefore contributes to price increases. Rising property values may also contribute to an increase in rent prices. A rise in utility and maintenance bills is another factor that contributes to rental price inflation. Landlords are forced to charge their tenants more money in order to cover the ever-increasing costs of their bills.

Why should you invest now?

The current pace of rental inflation is just one of the numerous reasons why now is the best time to develop your property portfolio. The potential to boost your finances through the ownership of rental property increases as average rent prices soar. Higher rental prices can lead to a greater return on investment.

Additionally, if you decide in a few years that you want to sell one of your properties, you will be able to get a higher price for it because of the growth in average property value. Overall, the market is looking extremely lucrative for landlords right now.

Interested in expanding your property portfolio? Contact us today.

# Tips when applying for a Mortgage

Perhaps it's been a while since you moved, or you are a first-time buyer. Whatever situation you are in, if you are applying for a mortgage, you want to get your mortgage sorted so you can breathe a sigh of relief, knowing that a major hurdle to home-buying has been cleared.

## Take a look at your credit report

Having a good credit score is key to getting a mortgage. Make sure you are on the voting register as you may have a perfect credit history, but without it, you will fail. On that subject, make sure you pay any credit agreements you have on time. If there are some you can clear, perhaps this will increase your levels of affordability. Any credit cards that you don't use could affect the amount you could borrow, so if you don't need them and you have more than one, think about cancelling them.

## The bigger your deposit, the better

Perhaps you are already living at home with parents or a relative and saving rapidly. It may not be ideal right now, but a bigger deposit will not only increase your chances of success but also reduce your monthly repayments. Then, when you finally get the keys to your very own home, your newfound freedom will feel even better.

## Buy with your friend, partner, or family

Buying with your partner is an obvious choice for many, and moving to your own place is exciting as you furnish it and decorate it to the tastes of whoever has the final word! If you are not ready for such levels of commitment, then why not buy with a friend? Some lenders will allow you to buy with up to four people. Maybe you could pitch the idea to your parents as a property investment for them and move out more quickly!

## Don't change your job too often

If you are thinking of applying for a mortgage in the near future, changing your job is not a definite guarantee that you will not be successful. Having said that, your lender is looking for consistency. They want to see that you have been in employment for a decent amount of time, usually about three years, depending on the lender.

## Get in touch with a mortgage advisor

A good mortgage advisor is worth every penny as experts in understanding the market. They will have lots of useful tips and access to various ways of buying your home. From improving your credit score to finding a tailored solution from the thousands of products that are available.

If you are happy with your existing mortgage deal, you may decide to port your mortgage, which allows you to move with your existing mortgage. There are interest-only options for lower payments, guarantor mortgages, flexible mortgages so you can overpay or underpay, and buy-to-let options for investors.

Offset mortgages allow you to link your savings to your mortgage by offsetting the value of your savings against the value of your mortgage amount. The right mortgage advisor can make a big difference in helping you get the keys to the home you want.

Thinking about moving home? Contact us today to get started!



"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

# AdamHayes

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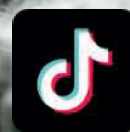
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