



Christchurch Avenue, North Finchley N12

OIEO £315,000

 1 Bedrooms  1 Bathrooms  1 Receptions



North Finchley Office

365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

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Key Features

- One Bedroom
- Ground Floor
- Eat In Kitchen
- Modern Bathroom
- Use of Communal Gardens
- Wooden Flooring

Nearest Stations

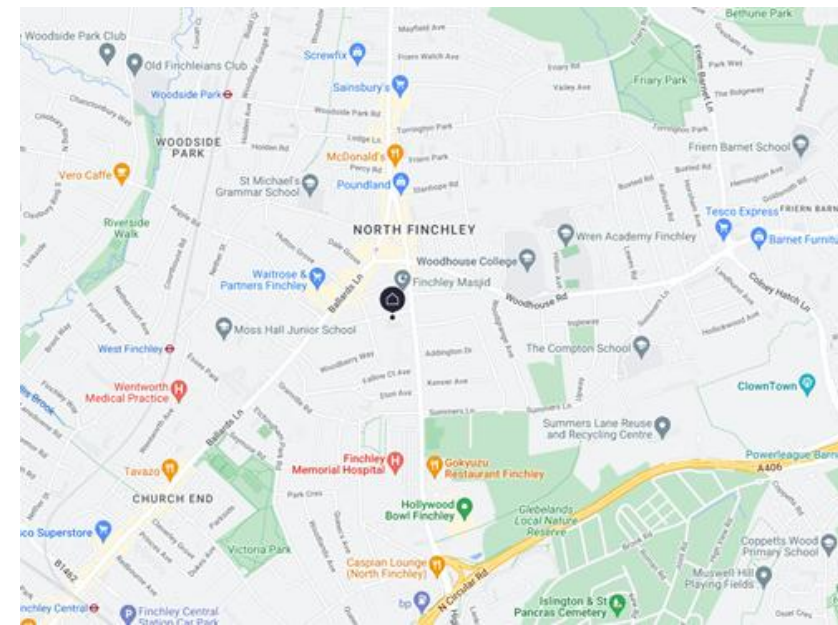
West Finchley Station 0.5 miles


Woodside Park Station 0.7 miles

Finchley Central Station 0.9 miles

Property Description

Set back off North Finchley High Road and within minutes' walk of local shops, transport facilities and amenities is this well presented one bedroom ground floor apartment. The property has been refurbished by its present owners and benefits from an approximately 18ft reception room, a modern eat in kitchen, double glazing, use of communal gardens and wooden flooring. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

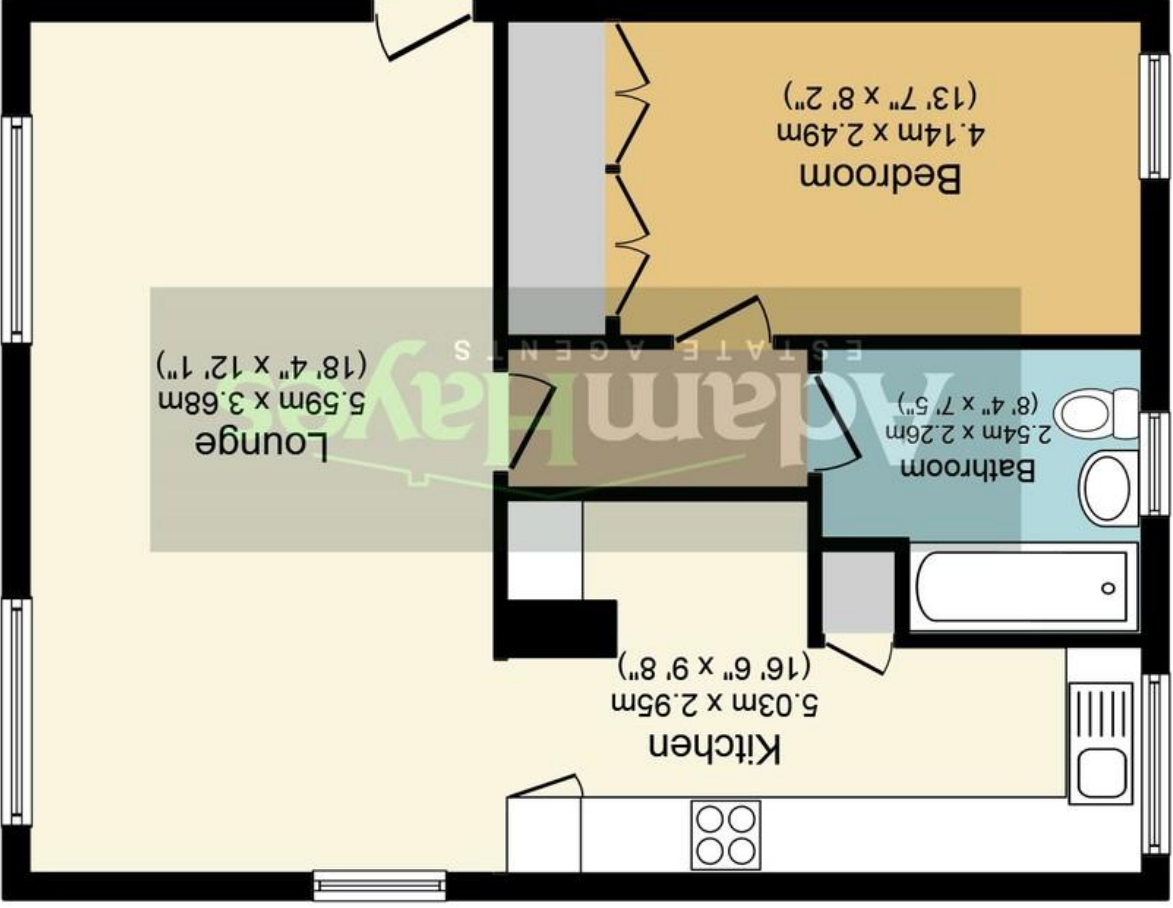


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Floor Plan

Total floor area 59.4 sq. m. (639 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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 should not rely on them as statements or representations or presentation 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.