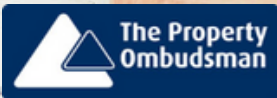




Spring
Newsletter
2025



www.adam-hayes.co.uk



CONTENTS

03

WELCOME TO OUR
NEWSLETTER

04-09

PROPERTIES FOR SALE

10-11

SPRING SURGE: WHY NOW IS
THE TIME TO MOVE

12-17

PROPERTIES TO LET

18-19

IS YOUR PROPERTY
COMPLIANT IN 2025? A
LANDLORD'S GUIDE

20-21

A FIRST TIME BUYERS
GUIDE TO GETTING ON THE
LADDER

22-23

TESTIMONIALS



WELCOME To our Spring Newsletter

Dear Clients & Friends,

As we step into spring, I'm delighted to welcome you to the latest edition of the Adam Hayes Estate Agents Spring Newsletter. The year has started on a high note, with record-breaking sales setting a fantastic tone for the months ahead. The property market is buzzing with energy, and we're excited to help our clients achieve their goals, whether buying, selling, or investing.

One of the most promising developments recently has been the Bank of England's decision to lower the base interest rate to 4.5%. This is great news for buyers and homeowners, making borrowing more affordable and boosting confidence in the market. With these favorable conditions, now could be the perfect time to take advantage of new opportunities. In this edition, we'll explore why spring may be an ideal time to buy or sell your home.

For landlords, staying informed about evolving regulations is essential. With increased scrutiny on compliance, ensuring your property meets legal requirements is more important than ever. Our feature on property compliance will outline key updates and responsibilities to help landlords stay ahead. We're also diving into valuable insights for first-time buyers, highlighting the advantages and challenges of stepping onto the property ladder. Our article will help you determine whether now is the right time to make your move.

In addition to these expert insights, we're excited to showcase some of the fantastic properties we currently have available. Whether you're searching for your dream home, a smart investment, or the perfect rental, we have a diverse selection to suit all needs.

As always, the Adam Hayes team is here to provide expert guidance and ensure your property journey is smooth and successful. If you have any questions or need assistance, please don't hesitate to reach out. Enjoy the newsletter, I look forward to helping you make the most of this spring's opportunities!

Warm regards,

Yasser Elkaffass

Director

PROPERTIES FOR SALE



Bramber Road, North Finchley, N12

OIEO £1,100,000

Located on this sought after tree lined road off Woodhouse Road is this detached double fronted four-bedroom, two-bathroom, three reception family home that offers great potential for investors and families looking to create their dream home. The ground floor provides a 20ft main reception leading to a morning room, a fitted kitchen and an extremely spacious dining room with direct access to the garden via bi-folding doors and a guest WC.



Nether Street, N12

£900,000

Located in the Heart of North Finchley is this deceptively spacious original four bedroom semi-detached family home. This fantastic period property offers over 1,400sq ft of internal living space to include two generously sized reception rooms filled with natural light and a kitchen morning room on the ground floor with access to private south-facing landscape garden.



Netherfield Road, N12

£825,000

Situated in one of the highly sought after locations of North Finchley and within the catchment to a number of popular schools is this three double bedroom terraced family house filled with modern and character features. The ground floor comprises of two reception rooms filled with lots of natural light leading to a modern kitchen with integrated appliances and stone worktops.

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](#)





High Road, Whetstone, N20

£535,000

Set back from Whetstone High Road and conveniently located within minutes' walk of local shops and amenities is this stunning three-bedroom ground-floor apartment. The property is offered chain free and benefits from an array of contemporary features including a modern kitchen with centre island, sliding patio doors leading to a landscaped private rear garden and a spacious reception room filled with ample natural light.



Woodside Park Road, N12

£475,000

Situated in the heart of North Finchley and within an attractive period building is this deceptively spacious and bright three bedroom first floor conversion. The property offers three generously sized bedrooms, a family bathroom, and an open plan kitchen/diner leading to an attractive Juliet balcony with the potential modernise and provides an opportunity to create a three bedroom, two bathroom split level property.



Burnbrae Close, N12

OIEO £325,000

Located in a sought after turning and within walking distance to West Finchley Tube Station is this charming one double bedroom apartment. The property is offered on a chain free basis and is located on the ground floor, further benefitting from an approx. 17ft tastefully designed reception room, separate fitted kitchen, ample storage and a three piece bathroom suite.

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 FOR SALE



Abbots Gardens, East Finchley, N2

£1,750,000

Conveniently located in this popular cul-de-sac turning off East End Road and set within the catchment for a number of popular schools is this beautifully extended and interior-designed four double bedroom, three bathroom semi-detached home. The property offers the perfect blend of modern luxury and family living and has been designed to an exceptional standard.

Benefitting from a bright and spacious open-plan living area, seamlessly flowing into a modern eat-in kitchen with sleek stone worktops and high-end appliances and underfloor heating throughout. The Bi-fold doors lead to a landscaped rear garden, ideal for outdoor entertaining and relaxation. A versatile playroom on the ground floor provides additional space for families, which could also be used as a home office or snug.

The first floor features a luxurious primary bedroom suite, complete with a private dressing room and a stylish ensuite bathroom and air conditioning. Additional well-proportioned bedrooms provide ample space for family or guests, including a loft-converted bedroom, perfect as a guest suite or extra living space. Further benefits include off-street parking, ample storage, and high-quality finishes throughout.

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](#)





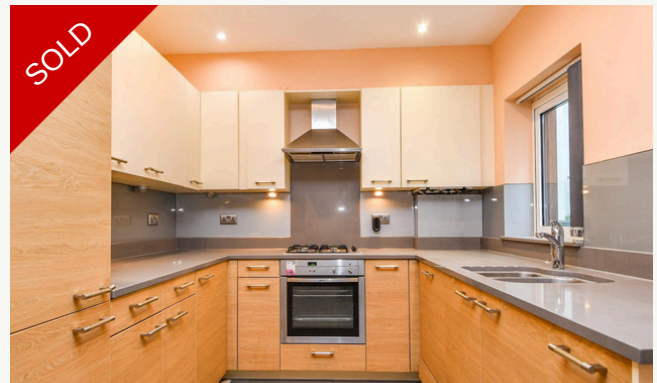
Bancroft Avenue, East Finchley, N2 OIEO £2,500,000

Nestled in a sought-after turning off the prestigious The Bishops Avenue, this exceptional semi-detached home spans over 2,000 sq. ft of internal space. The property boasts four spacious double bedrooms, two bathrooms (both en-suites) including an additional guest wc on the ground floor, and three well-proportioned reception rooms, offering ample living and entertaining space.



Huntingdon Road, N2 £1,400,000

Situated in this popular tree lined County Road off East Finchley High Road and within minutes' walk of local shops and amenities is this well presented five bedroom, two bathroom, Edwardian halls adjoining terraced house. The property has been loft converted and benefits from an approximately 27ft through lounge and a well presented kitchen.



Lincoln Road, N2 OIEO £900,000

Situated in this sought after County Road just off East Finchley High Road and within minutes' walk to local shops, amenities and transport links is this immaculate four bedroom, three bathroom (two en-suites) modern end of terraced townhouse. The property is offered chain free and boasts a spacious reception room offering a lot of natural light and a modern eat in kitchen.

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 FOR SALE



Kingsgate Avenue, Finchley, N3

£1,100,000

Situated at the turning of Amberden Avenue is this gated and exceptional four-bedroom, four-bathroom family house. The property has been extended and arranged over two floors, including a Granny Annexe. Upon entrance, the ground floor offers a bright entrance hall with a shower room, leading to an approx. 21ft reception and dining area with double doors opening to the rear south facing garden and benefitting from wooden flooring throughout.



Beechwood Avenue, N3

OIEO £1,650,000

A charming four bedroom, three bathroom detached house conveniently located in this popular tree lined location off Regents Park Road and within catchment area for a number of popular schools including Akiva Primary School and St Theresa's Primary School.



Arden Road, N3

£1,750,000

Situated on a popular tree-lined street just off Regents Park Road, is this extended five-bedroom, two-bathroom family home, set over three floors in the highly sought-after Arden Road. The property offers generous living space and excellent potential for modernisation and benefits from off-street parking with its own drive leading to a garage.

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](#)





Edgewood Mews, Finchley N3

OIEO £600,000

Set back off Beechwood Avenue and within close distance to popular places of worship is this stunning, recently built two double bedroom, two-bathroom (one en-suite) duplex apartment in a state-of-the-art development. This apartment is offered on a chain-free basis and boasts a bright, naturally lit reception room, a contemporary open-plan kitchen, a dedicated dining area, and a utility room equipped with a washing machine which also includes a WC and wash basin.



Hendon Lane, N3

OIEO £500,000

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.



Regents Park Road, N3

OIEO £425,000

Situated within minutes' walk from Finchley Central Tube Station and ideally positioned within the catchment area for several popular schools and places of worship is this well-presented two-bedroom ground floor flat. The property is offered chain free and boasts a spacious 16ft reception room, a modern kitchen with granite countertops and integrated appliances and direct access to 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 Surge: Why Now is the Perfect Time to move

As the days get longer and the flowers start to bloom, the property market enters one of its busiest and most exciting seasons—spring. Traditionally, this time of year sees an influx of buyers and sellers keen to make a move, making it an ideal period for anyone looking to buy or sell their home.

Why Sell in Spring? Spring presents the perfect opportunity to showcase your home at its best. With more daylight and improved weather, properties look more attractive, and gardens come to life, enhancing curb appeal. Buyers who held off during the colder months are now eager to find their dream home, creating heightened demand and potentially better offers for sellers. Additionally, families looking to move often prefer to do so before summer, ensuring they are settled before the next school term begins.

Spring is also a time when estate agents experience increased market activity. More potential buyers mean a higher chance of securing competitive offers, and with longer days, there are more opportunities for viewings. Staging your home with fresh flowers, a well-maintained garden, and plenty of natural light can make all the difference in attracting serious buyers.

Why Buy in Spring? For buyers, spring offers a broader selection of properties as more homes come onto the market. The increased activity means there is more choice and an opportunity to compare different options before making a decision. The market is more dynamic, and with the right approach, buyers can secure their ideal property at a fair price.

Mortgage lenders and solicitors also tend to be more active in spring, which can lead to a smoother and quicker transaction process. Additionally, the pleasant weather makes it easier to attend viewings, inspect properties, and plan renovations or improvements before moving in.

Tips for Making the Most of the Spring Market

- **Sellers:** Ensure your home is well-presented, decluttered, and inviting. First impressions count, so pay attention to curb appeal. A fresh coat of paint, clean windows, and a tidy entrance can make a significant impact. Highlight natural light by opening curtains and using mirrors to brighten up spaces. Fresh flowers and a well-maintained garden will further enhance your property's appeal.
- **Buyers:** Be prepared with mortgage pre-approval and act quickly when you find a property you like. Competition can be strong in spring, so having finances in order gives you an advantage. Research the local market, attend open houses, and stay flexible with your requirements to find the best deal.
- **Both:** Work with experienced estate agents, like Adam Hayes, who understand market trends and can guide you through the process seamlessly. Sellers should set a realistic asking price based on market analysis, while buyers should be ready to negotiate smartly. Good communication with solicitors and lenders ensures a smoother transaction.
- **Timing Matters:** Spring sales tend to move quickly, so plan accordingly. Sellers should list their homes early in the season to attract motivated buyers. Buyers should stay proactive and make strong offers when they find the right property.
- **Final Touches:** Sellers should consider professional photography to showcase their home online, while buyers should be prepared for bidding wars in a competitive market. Ensuring all paperwork is in order from the start will help avoid delays in the process.

If you're considering buying or selling this spring, contact Adam Hayes Estate Agents today. Our expert team is here to help you make the most of this vibrant season and achieve the best possible outcome for your property journey.

PROPERTIES TO LET



Friern Park, North Finchley, N12

£4,500 PCM

This beautifully presented one-bedroom top-floor apartment offers modern living in a fantastic location, just moments from local shops, cafes, amenities, and excellent transport links.

The bright and spacious 24ft lounge features an open-plan fitted kitchen with integrated appliances, creating a stylish and functional living space. Large windows fill the room with natural light, enhancing its airy feel. The well-proportioned double bedroom provides ample storage, while the sleek three-piece bathroom suite boasts contemporary fittings.

Additional highlights include double-glazed windows, generous storage, and off-street parking for one car. Residents also benefit from well-maintained communal gardens, offering a peaceful outdoor retreat. Friary Park is within easy reach, providing green space for relaxation and recreation.

Available unfurnished, with the option for furnishing at an additional cost, this apartment is ideal for professionals or couples seeking modern convenience in a vibrant setting.

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](#)

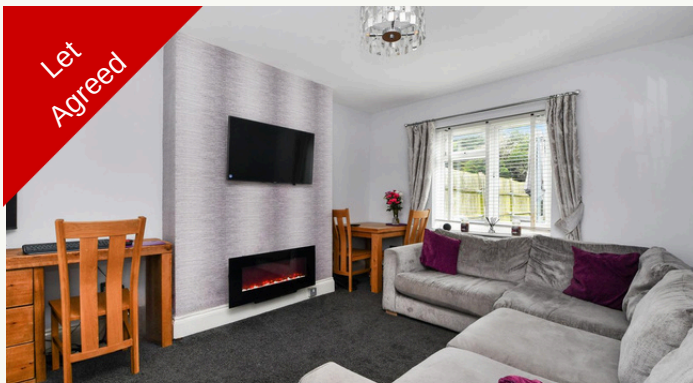




Woodside Park Road, North Finchley, N12

£2,000 PCM

Conveniently located just 0.1 miles from Woodside Park Tube Station (Northern Line), this beautifully refurbished two-bedroom duplex apartment spans the ground and lower ground floors of a sought-after development. The property features a spacious reception room with a bespoke open-plan kitchen, bathed in natural light and enhanced by elegant wooden flooring throughout. Additional highlights include direct access to communal gardens, double glazing, and integrated kitchen appliances.



Sunny Way, N12

£2,000 PCM

Nestled in a desirable residential cul-de-sac off Summers Lane, this delightful two bedroom end of terrace house offers the perfect blend of comfort and convenience. Ideally located within the sought after catchment area for renowned schools, including The Compton Secondary School, this property is well suited for a small family or sharers. Other benefits include a stylish and modern kitchen, complete with sleek appliances.



Nether Street, N12

£1,800 PCM

A two double bedroom first-floor conversion with an additional study, ideally situated in this excellent location. This property offers convenient access to a variety of shops, cafés, and restaurants along Ballards Lane, as well as excellent transport links via West Finchley Tube Station (Northern Line) and North Finchley Bus Station.

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



Artesian Grove, Barnet, EN5

£1,950 PCM

This well-presented two-bedroom terraced house in New Barnet offers a fantastic opportunity for homeowners and investors alike. Ideally located within easy reach of New Barnet Rail Station, it provides excellent transport links to Central London.

The property boasts a spacious 17ft lounge, perfect for relaxing and entertaining, with direct access to a private, low-maintenance rear garden. The two well-proportioned bedrooms feature fitted wardrobes, while laminated wooden flooring throughout adds a modern touch. Gas central heating and double glazing ensure year-round comfort.

Additional benefits include off-street parking for one car and close proximity to local amenities. Sainsbury's supermarket, restaurants, and cafés are just a short walk away, making daily life convenient.

With its excellent condition, generous space, and prime location, this home is ideal for first-time buyers, professionals, or those looking to downsize.

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](#)



Let Agreed



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.



Church Crescent, N10

£1,850 PCM

This delightful one-bedroom top-floor conversion is ideally located in the heart of a highly sought-after area, just moments from the vibrant cafes, restaurants, and shops of Muswell Hill Broadway. The apartment boasts a bright and spacious living area, a separate kitchen, ample storage, double glazing, and gas central heating, offering both comfort and practicality.



Vanderville Gardens, N2

£1,800 PCM

This delightful property, built in 2000, offers a perfect blend of modern living and comfort. Spanning an area of 452 square feet, the apartment features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The inviting reception room serves as a central hub for relaxation and entertainment.

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



Campbell Gordon Way, Cricklewood, NW2 £1,550PCM

An exceptional one-bedroom first floor maisonette, perfectly situated within easy reach of Brent Cross West Station (Thameslink route and the Midland Main Line) and just a short distance from Gladstone Park. This delightful apartment boasts a spacious reception room, offering a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.



Elm Park Road, N3 £1,750 PCM

Conveniently located in a residential turning off Nether Street, this well-presented one-bedroom ground-floor maisonette offers an excellent combination of comfort and convenience. Situated within walking distance of both Finchley Central and West Finchley Tube Stations, this property ensures easy access to the wider area and local amenities.



North Crescent, N3 £1,700 PCM

A newly decorated two double bedroom two bathroom (one an ensuite shower room) first floor Maisonette situated in this popular residential location within easy access to Finchley Central Tube Station and local amenities. The property benefits from an approx. 16ft lounge which leads onto a balcony, an approx. 15ft kitchen with breakfast bar, own entrance, new carpet throughout, gas central heating and double glazing.

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](#)





Cornwall Avenue, Finchley, N3

£1,795 PCM

This modern two-bedroom, first-floor conversion is ideally located just a short walk from Finchley Central Tube Station (Northern Line) and a variety of local amenities, including shops, cafes, and restaurants. The property offers a bright and spacious lounge approximately 15ft, a stylish open-plan fitted kitchen, and a contemporary bathroom. Double glazing throughout ensures comfort and energy efficiency. Victoria Park and other local green spaces are also nearby, perfect for outdoor relaxation.



Etchingam Park Road, N3

£1,950 PCM

A charming first floor apartment boasting two spacious double bedrooms, nestled in a prime location offering convenient access to both West Finchley and Finchley Central Tube Stations (Northern Line), as well as Victoria Park and an array of local amenities. This delightful property features a generously proportioned fitted kitchen, complemented by an approximately 13ft reception area and a modern fully tiled shower room.



Finchley Road, NW11

£2,100 PCM

Located just moments from Golders Green Tube Station (Northern Line) and surrounded by local amenities is this generously proportioned two double bedroom duplex conversion. The property features an inviting 14ft reception room, perfect for relaxation and entertaining, complemented by an 18ft principal bedroom that provides a comfortable and airy retreat.

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](#)



Is your Property Compliant in 2025? A Landlord's Guide

Renting out a property in 2025 comes with a host of legal responsibilities, and as a landlord, ensuring compliance with the latest regulations is crucial. Failing to meet the necessary standards can lead to fines, legal action, and difficulties in securing tenants.

To help you navigate the evolving landscape, Adam Hayes Estate Agents has put together this essential guide to keeping your rental property compliant in 2025.

1. Energy Performance Certificate (EPC) Requirements One of the most significant changes landlords must be aware of is the tightening of EPC regulations. By 2025, all newly rented properties in England and Wales must have a minimum EPC rating of 'C' or higher, an increase from the previous 'E' rating requirement. This means landlords may need to invest in energy efficiency improvements such as:

- Upgrading insulation in walls, lofts, and floors
- Installing double or triple glazing
- Switching to energy-efficient heating systems

2. Electrical Safety Standards Landlords are legally required to ensure their rental property meets Electrical Safety Standards. A qualified electrician must inspect electrical installations at least once every five years, providing tenants with a valid Electrical Installation Condition Report (EICR). Any issues flagged in the report must be addressed promptly to maintain compliance.

3. Gas Safety Checks All rental properties with gas appliances must undergo an annual Gas Safety Check conducted by a Gas Safe registered engineer. A copy of the Gas Safety Certificate (CP12) must be provided to tenants at the beginning of the tenancy and renewed annually.

4. Fire and Carbon Monoxide Safety Fire safety is a top priority for landlords. By 2025, rental properties must have:

- A working smoke alarm on every floor
- A carbon monoxide alarm in rooms with solid fuel-burning appliances (e.g., wood stoves and fireplaces)
- Fire-safe furniture and fittings in furnished properties

Additionally, landlords of Houses in Multiple Occupation (HMOs) must comply with additional fire safety measures, including fire doors and alarm systems.

5. Right to Rent Checks Before renting out a property, landlords must conduct Right to Rent checks to ensure tenants have legal status to live in the UK. This involves verifying official documents such as passports or biometric residence permits. Non-compliance can result in substantial penalties.

6. Deposit Protection Scheme Landlords must place tenant deposits into a government-approved tenancy deposit scheme (TDP) within 30 days of receipt. The deposit must be protected throughout the tenancy, and tenants should be informed of their rights regarding the deposit.

7. Updated Tenancy Agreements Ensure tenancy agreements are up to date with the latest legal requirements, clearly outlining landlord and tenant responsibilities. This includes clauses on repairs, maintenance, and fair eviction procedures.

8. Meeting Selective and HMO Licensing Rules Local councils may require landlords to obtain a selective license before renting out their property, especially in areas with high rental demand. If your property qualifies as an HMO, additional licensing requirements may apply.

9. Landlord Insurance and Public Liability Having the right insurance is essential. Landlord insurance should cover property damage, tenant-related issues, and public liability in case of injury or damage caused to tenants or third parties.

In conclusion, staying compliant as a landlord in 2025 requires careful attention to regulations, proactive property maintenance, and effective communication with tenants. With evolving laws and guidelines, it's essential to remain informed to avoid legal issues and ensure smooth tenancies. By focusing on maintenance and fostering positive relationships with tenants, landlords can not only stay compliant but also build long-term success.

At Adam Hayes Estate Agents, we specialize in guiding landlords through these responsibilities. Our expert team provides advice on compliance, maintenance, and best practices, ensuring peace of mind and successful property management. Whether you're managing one property or many, we're here to support you. Contact us today for expert advice and compliance assistance to safeguard your investments and tenancy relationships.

A First-Time Buyer's Guide to Getting on the Property Ladder

Buying your first home is an exciting milestone, but it can also feel overwhelming. At Adam Hayes Estate Agents, we understand the challenges first-time buyers face, and we're here to guide you every step of the way. In this blog, we'll cover essential tips to help you navigate the property market with confidence.

1. Determine Your Budget

Before you start searching for a property, assess your finances. Consider factors such as your savings for a deposit, mortgage affordability, and additional costs like stamp duty, legal fees, and survey costs. Many lenders require at least a 5% deposit, but a higher deposit can secure better mortgage deals.

2. Get a Mortgage Agreement in Principle

An Agreement in Principle (AIP) from a mortgage lender gives you an idea of how much you can borrow. This will help streamline your property search and show sellers you're a serious buyer.

3. Research the Market

Understanding the local property market is crucial. Look at recent sales, price trends, and the best areas for your needs. Adam Hayes Estate Agents can provide valuable insights into up-and-coming locations and investment potential.

4. Consider Government Schemes

First-time buyers can benefit from government initiatives such as the First Homes scheme, Shared Ownership, or Help to Buy. These programs can make homeownership more accessible by reducing upfront costs.

5. Find the Right Property

Once you have your budget and mortgage in place, start viewing properties. Consider factors like location, transport links, schools, and future growth potential. Make a checklist of must-haves and nice-to-haves to help narrow down your choices.

6. Make an Offer

When you find a home you love, put in an offer through your estate agent. Be prepared to negotiate and remain realistic about pricing.

7. Secure a Mortgage and Arrange a Survey

After your offer is accepted, you'll need to apply for your mortgage formally. A survey will assess the property's condition and highlight any potential issues before you commit.

8. Exchange Contracts and Complete the Purchase

Once legal checks are complete and mortgage approval is in place, you'll exchange contracts with the seller. At this point, the purchase is legally binding. Completion follows shortly after, and you'll receive the keys to your new home! Start Your Home Buying Journey Today!

In conclusion, buying your first home is an exciting milestone, but it can feel overwhelming without the right guidance. Our team of experts is here to help you every step of the way, from understanding the market to securing the perfect property. We provide the knowledge and insight needed to make informed decisions, ensuring you feel confident throughout your journey. With a wide range of properties available, we'll work with you to find a home that suits your needs, budget, and lifestyle.

Whether you're just starting your search or ready to make an offer, our experienced agents are committed to guiding you through the entire process. Buying your first home is an important step, and with our help, it can be a smooth and rewarding experience. Contact Adam Hayes Estate Agents today to begin your journey onto the property ladder and find your dream home!



"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
ESTATE AGENTS

FINCHLEY CENTRAL OFFICE

348 Regents Park Road

Finchley

London N3 2LJ

020 8189 6333

finchleycentral@adam-hayes.co.uk

EAST FINCHLEY OFFICE

158 High Road

East Finchley

London N2 9AS

020 8883 2621

eastfinchley@adam-hayes.co.uk

NORTH FINCHLEY OFFICE

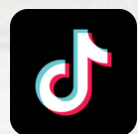
365 Ballards Lane

North Finchley

London N12 8LL

020 8445 4008

northfinchley@adam-hayes.co.uk



www.adam-hayes.co.uk