



Spring
Newsletter
2024



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WELCOME To our Spring Newsletter

On behalf of everyone at Adam Hayes Estate Agents, I would like to welcome you to the Spring edition of our Community Newsletter. It's with a sense of optimism and excitement fuelled by recent developments in the housing market.

The year has commenced on a notably positive note, with momentum steadily building. Although with a slip blip in March, house prices have begun to ascend once again, marking the first significant rise since January 2023. Mortgage approvals have also surged to a 15-month high, signalling a resurgence in confidence among buyers and lenders alike.

Featured prominently in this edition are insightful articles covering a range of topics pertinent to homeowners and prospective buyers alike. Discover our "Top Tips to Refresh Your Home this Spring," offering practical advice on how to breathe new life into your living space and make the most of the season's renewal.

Curious about the importance of home insurance? Our feature article, "Do I Need Home Insurance?" provides valuable insights into the benefits of safeguarding your most valuable asset and navigating the complexities of insurance coverage.

In this edition you can also explore our comprehensive guide of Property Auctions and see if they are actually a Good Idea? As we dissect the pros and cons of this alternative method of buying and selling property, empowering you to make informed decisions that align with your unique circumstances.

As usual we are thrilled to showcase a curated selection of our finest properties currently available on the market. Whether you're searching for your dream home or considering placing your property for sale, we invite you to explore these listings and envision the possibilities they hold.

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



Woodside Park Road, Woodside Park, N12 OIEO £1,500,000

Nestled just minutes away from the convenience of Woodside Park tube station, is this exquisite 5-bedroom, 3-bathroom semi-detached residence that seamlessly blends timeless character with modern comfort. This enchanting home boasts a tasteful preservation of period features, such as majestic fireplaces, intricate ceiling mouldings, and beautifully stained windows, creating an atmosphere of elegance and charm.



Friern Watch Avenue, N12 £1,395,000

Situated in this popular tree lined residential location off North Finchley High Road and within minutes' walk of Friary Park is this imposing six bedroom, three bathroom, halls adjoining semi-detached house. The property has been updated by its owners and is offered chain free. Benefitting from two separate reception rooms, a modern eat in kitchen diner, south facing mature rear garden and off street parking.



Woodberry Way, N12 OIEO £995,000

Situated in this popular residential tree lined road off Christchurch Avenue and conveniently located within minutes' walk of local shops and amenities is this charming four-bedroom semi-detached character family house. The owners have retained a number of character features including ceiling mouldings, original stained windows and fireplaces. Other benefits include two separate reception rooms, a mature 120ft rear garden and off street parking for two cars

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 Lane, Woodside Park, N12 OIEO £500,000

Situated in this popular tree lined road off North Finchley High Road and conveniently located within minutes' walk of local shops and amenities is this two double bedrooms, two modern bathroom, duplex conversion. The property benefits from its own private entrance, enjoys abundant natural light, featuring a contemporary kitchen with integrated appliances, off-street parking, and its own private garden.



Friern Park, N12 OIEO £400,000

Nestled in the heart of a sought-after tree-lined locale just off North Finchley High Road, is this two bedroom, two bathroom first-floor purpose-built flat. The property is chain-free, ensuring a seamless transition for prospective buyers. The property offers a generously sized and approximately 16ft lounge which seamlessly connects to a modern fitted kitchen, offering a perfect space for both relaxation and culinary endeavors.



Birkbeck Road N12 £375,000

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 character one bedroom ground floor conversion. The property features a contemporary kitchen/breakfast room with integrated appliances, wooden flooring, high ceilings, direct & private garden access, and a three piece bathroom.

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PROPERTIES FOR SALE



Summerlee Avenue, East Finchley, N2

£1,550,000

Nestled within the sought-after enclave of Summerlee Avenue, this charming property offers a harmonious blend of modern convenience and timeless elegance. Perfectly positioned off Fortis Green, residents enjoy easy access to the vibrant array of local shops, amenities, and the nearby East Finchley tube station, ensuring effortless connectivity to London's bustling city center.

Recently refurbished and extended, this end-of-terrace gem boasts four bedrooms and two bathrooms (including one ensuite), presenting an ideal family home. The heart of the house lies in its spacious approximately 24ft modern kitchen diner, seamlessly merging indoor and outdoor living with bi-folding doors opening onto the garden.

Additional features include a guest cloakroom, double glazing for added comfort, and a majestic 21ft master bedroom complete with a Juliet balcony, offering a tranquil retreat. Offered chain-free, seize the opportunity to make this meticulously crafted residence your own.

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](#)





Brownswell Road, East Finchley, N2

OIEO £600,000

Situated in this sought-after location off Oak Lane and conveniently located in the catchment area for a number of popular schools is this charming three bedroom, two bathroom terraced home. The property has been thoughtfully designed for modern living. With its contemporary features and easy-to-maintain garden, this property is ideal for those embarking on their homeownership journey.



Fortis Green, N2

£410,000

Nestled in the heart of East Finchley is this charming one-bedroom second-floor apartment offers a harmonious blend of contemporary living and convenience. Set back off Fortis Green, the residence enjoys tranquility while being just minutes away from the bustling East Finchley tube station. Upon entering, you are greeted by an inviting approximately 17ft reception room, perfect for relaxation and entertainment.



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



Village Road, Finchley, N3

£1,500,000

As you step into this impressive residence, you are greeted by a tastefully designed interior that showcases the recent refurbishment to a high standard. The house boasts five spacious bedrooms, offering ample accommodation for a growing family or hosting guests. Each bedroom provides a comfortable and private space, ensuring a peaceful retreat for everyone. Complementing the bedrooms, the property features three modern bathrooms, carefully designed with a contemporary touch.



Windermere Avenue, N3

£1,250,000

A charming four bedroom semi-detached house conveniently located off East End Road and within catchment area for a number of popular schools including Akiva Primary School and St Theresa's Primary School. This residence exudes character with its classic architectural details, creating a warm and inviting atmosphere for family living.



Glebe Road, N3

OIEO £650,000

Situated off Squires Lane offering convenient access to the North Circular Road (A406) and a wealth of local amenities is this three double bedroom terraced house. This property presents a golden opportunity to own a family home with no onward chain.

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St. Mary's Avenue, Finchley N3

£750,000

Conveniently located off Regents Park Road is this exceptional three-bedroom ground floor period conversion. Boasting an expansive layout, this residence redefines modern living with two bathrooms, a private garden, off-street parking for one car, and exclusive access to a generously sized communal garden, all within a short stroll of Finchley Central Underground Station.



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) 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.



Dollis Road, N3

£485,000

Nestled discreetly off Dollis Road, this charming two-bedroom ground floor conversion boasts a prime location just minutes away from Finchley Central and West Finchley Tube Stations. The spacious 14ft reception room bathes in natural light, complemented by double glazing throughout. A modern kitchen and bathroom add a touch of sophistication, while the property's allure is enhanced by its private rear garden and a convenient cellar.

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Top Tips to refresh your home this Spring

As the days are getting longer with the sun staying out later why not get ahead and start revamping the inside of your home for the spring season now? We can guarantee spring decorating is a lot more fun than spring cleaning.

From energy-influencing shades to mood-boosting lighting, it couldn't be easier to give your home a new feel. Keep reading to discover our top tips for giving your home a spring refresh.

1. Invigorating colours

When you think of spring, what (pardon the pun) springs to mind? We bet it's fresh blooming flowers and blue skies. Leaving behind the grey rainy days of winter, spring sees colour re-emerge around us, and the perfect way to make the most of this is by embracing beautiful shades that bolster and mood and make us feel re-energised.

Never make the mistake of thinking your home is finished, it evolves as life unfolds. The use of bright colours can create a mellow and uplifting interior all at the same time.

It transports us back to long, sun-drenched days in the Mediterranean and brightens us up on gloomy days. It works brilliantly alongside blues, teals, greens, and reds, and for crisp freshness.

Spring is a great time for gathering and hosting, so you want your table to feel welcoming.

2. Clear the clutter

Getting organised is by far the most satisfying way to refresh your home for spring. Plus, it can also make you feel mentally refreshed and ready to tackle the year ahead. Clear busy worktops, deal with paperwork and allocate a home for all your Christmas gifts (and donate anything you don't want to a favourite charity), if you imagine your dream home it's unlikely to have piles of stuff lying around, so commit to treating your current home as if you were already living in the home of your dreams.

For a storage solution that doesn't take up too much valuable floor space, think vertically, rather than horizontally. Designs with tiered shelves are a brilliant choice because they offer ample storage and a place to display ornaments and trinkets. Alternatively, invest in concealed storage - such as baskets - to keep clutter tucked well out of sight.

3. Mood-boosting lighting

Grey, gloomy days aren't confined to the winter months (April showers are an unwelcome reminder of this), so bringing life to your home through lighting is essential. You can't rely upon the Sun, after all.

A good place to start is by checking all lights and lamps have working bulbs – a blown bulb represents feeling run-down or exhausted. If you always feel low during the dark winter months, invest in an anti-SAD (seasonal affective disorder) light box which emits a blue-white light which mimics daylight and boosts your mood. Illuminating a dull corner with a table or floor lamp or washing a dark wall with a well-placed wall light can make a huge difference to the energy and feel of a room.

It's also important to have lighting that adapts to the ever-changing nature of daylight and the way we want to feel during the day: active and awake during the day, cosy and relaxed as the night draws in. Rather than relying solely on your ceiling light, vary your lighting source so can adjust them to suit your needs - even candles can play their part.

With the increase in natural light during spring, replace overhead lighting with smaller, more subtle options. Layer up lighting using table and floor lamps to spread a bright, ambient glow throughout your home.

On a design note, switch out your dark, heavy lamp shades for lighter fixtures. Rattan and wicker pendants work particularly well for inviting in a breezy and fresh feel to your home.

PROPERTIES TO LET



Bow Lane, North Finchley, N12

£3,000 PCM

Welcome to this exquisite four-bedroom family home, adorned with timeless period features that evoke a sense of charm and character. The property benefits from a spacious reception room which interconnects to a dining room with open fireplaces and stripped wooden floors creating an ambience of warmth and sophistication. The property boasts three double bedrooms including one in the loft with an additional fourth single bedroom. At the heart of this home is an extended open-plan kitchen with ample storage that leads onto a serene rear private garden.

Additional highlights include a downstairs WC and a fully tiled contemporary family bathroom. High ceilings adorned with beautiful ceiling cornices also enhance the overall sense of space and grace. Located on this tree-lined road, the property is within close proximity to Our Lady of Lourdes Primary School, Victoria Park and local transport links. Finchley Central Tube Station and the North Finchley Leisure Complex are also easily accessible.

For those who appreciate the perfect fusion of classic charm, functionality, and elegance, this beautiful home stands as an ideal residence. 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](#)





Woodside Park Road, Woodside Park, N12

£1,900 PCM

A spacious two bedroom two bathroom top floor (3rd floor) purpose built apartment situated in this excellent location within close proximity to Woodside Park Tube Station (Northern Line) and various shops, cafes restaurants and amenities on North Finchley High Road. The property benefits from an approximately 22ft reception with a modern open plan fitted kitchen, two en-suite bathrooms (one a shower), guest WC, wooden flooring, double glazing, gas central heating and communal parking on a first come first serve basis.



Woodside Grange Road, N12

£1,295 PCM

A beautiful one bedroom raised ground floor purpose built flat with allocated parking situated in the beautiful development within easy access of Woodside Park tube station and local amenities. The property is in excellent condition and benefits from a modern kitchen bathroom, an approximately 17ft lounge, Juliet balcony, double glazing, gas central heating and use of communal gardens.



Kingsway, N12

£2,400 PCM

An exquisite two-bedroom duplex penthouse apartment, nestled within the highly sought after development at the heart of Tally Ho. This prime location provides easy access to local shops, excellent transport facilities, and a plethora of amenities. Spanning two impeccably designed floors, this residence offers a seamless blend of comfort and sophistication.

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PROPERTIES TO LET



Brookland Rise, Hampstead Garden Suburb NW11

£3,359 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.

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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.

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](#)



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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Safeguarding Your Investment: The Importance of Home Insurance

As you embark on the journey of homeownership, one of the most crucial steps you can take to protect your investment is securing comprehensive home insurance. While it's easy to overlook amidst the excitement of purchasing a new home, having the right insurance coverage in place is essential for safeguarding your property, belongings, and financial well-being.

In this newsletter, we'll explore the importance of home insurance and why it's a cornerstone of responsible homeownership.

Protection Against Property Damage:

Home insurance provides financial protection against a wide range of perils that could damage or destroy your property. From natural disasters such as hurricanes, floods, and wildfires to unforeseen events like burst pipes, electrical fires, or vandalism, home insurance offers coverage for repairing or rebuilding your home in the event of damage or destruction.

Without adequate insurance coverage, homeowners may be left to bear the full cost of repairs or reconstruction, potentially leading to financial hardship and emotional distress.

Coverage for Personal Belongings:

In addition to protecting your home's structure, home insurance also extends coverage to your personal belongings. This includes furniture, appliances, electronics, clothing, and other valuables within your home.

In the event of theft, fire, or other covered perils, your insurance policy can help reimburse you for the cost of replacing or repairing damaged items. For homeowners with valuable possessions or collections, additional coverage options may be available to ensure adequate protection against loss or damage.

Liability Protection:

Home insurance doesn't just safeguard your property and belongings—it also provides liability protection in the event that someone is injured on your property or if you accidentally damage someone else's property

Mortgage Requirements:

For many homeowners, having home insurance is not just a matter of choice—it's a requirement set forth by their mortgage lender. Most lenders require borrowers to maintain a minimum level of insurance coverage for the duration of the mortgage loan. This ensures that the lender's investment is protected in the event of property damage or loss. Failing to maintain adequate insurance coverage could result in the lender imposing costly force-placed insurance or even foreclosure proceedings.

Peace of Mind:

Perhaps the most valuable aspect of home insurance is the peace of mind it provides. Knowing that you're financially protected against unexpected events and disasters can alleviate stress and anxiety, allowing you to enjoy your home with confidence and security. Whether you're at work, on vacation, or relaxing with family and friends, home insurance offers peace of mind knowing that your most valuable asset is safeguarded against life's uncertainties.

Conclusion:

In conclusion, home insurance is an indispensable tool for protecting your investment, your belongings, and your financial future as a homeowner. From property damage and personal liability to mortgage requirements and peace of mind, the benefits of home insurance are undeniable.

As you embark on your homeownership journey, make sure to prioritize securing comprehensive insurance coverage that meets your needs and provides the protection you deserve. At Adam Hayes Estate Agents, we're here to guide you through the process of finding the right insurance policy to safeguard your home and your future.

Navigating Property Auctions: Pros, Cons, and Considerations

Property auctions stand as a unique realm within the real estate market, enticing both buyers and sellers with the promise of swift transactions and the potential for bargains. However, delving into this arena requires a comprehensive understanding of the nuances, risks, and rewards involved. In this blog, we'll explore the multifaceted world of property auctions, examining the advantages, drawbacks, and essential considerations for both buyers and sellers.

Advantages of Property Auctions:

1. Speed and Efficiency:

Property auctions offer an expedited process for both buying and selling. Unlike traditional real estate transactions, which can be protracted by negotiations and contingencies, auctions provide a structured timeline, often resulting in a quicker sale or acquisition.

2. Transparency:

Auction proceedings are conducted in a public forum, ensuring transparency for all parties involved. Bidders have a clear view of competing offers, fostering trust and confidence in the process. This transparency can help mitigate the risk of misunderstandings or disputes.

3. Potential Bargains:

Properties sold at auction are typically priced to attract competitive bidding, potentially driving prices below market value. Savvy buyers who conduct thorough research and bid strategically may seize the opportunity to secure a property at a favorable price.

Advantages for Sellers:

1. Speedy Sales:

For sellers, auctions offer the potential for a quick turnaround. Properties can be sold on a designated date, minimizing the time spent on the market and reducing carrying costs such as mortgage payments, taxes, and maintenance expenses.

2. Competitive Bidding:

Auctions create a competitive environment where multiple buyers vie for the same property. This competition can drive prices higher than expected, resulting in a favorable sale price for the seller.

3. Certainty of Sale:

By setting a reserve price, sellers can ensure that their property will not sell for less than the desired minimum amount. Additionally, the unconditional nature of auction sales means that once the hammer falls, the sale is binding, providing sellers with certainty and closure.

Conclusion:

Property auctions can be a viable option for both buyers and sellers, offering speed, transparency, and the potential for favorable outcomes. However, navigating this arena requires careful consideration of the associated risks and challenges.

Whether you're considering buying or selling at auction, it's essential to conduct thorough research, set clear objectives, and seek guidance from experienced professionals to maximize your chances of success. With careful planning and diligence, property auctions can represent a rewarding avenue within the real estate market.



"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
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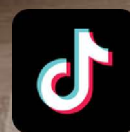
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