

PROPERTY & HOME

NEIGHBOURHOOD WATCH

Finchley

GOOD SCHOOLS, GREAT HOUSES AND AN EASY COMMUTE ARE KEY TO THIS AREA'S POPULARITY, SAYS **ANDREA DEAN**...

FINCHLEY'S borders are rather blurred but the general consensus is that it starts to the north of the A406 North Circular, lies east of Mill Hill and extends through Finchley Central and Church End up to North Finchley.

What sets it apart from many other suburbs is a wider-than-average variety of family housing, coupled with excellent schools. It also has plenty of open spaces, three Northern line stations and buses into the West End, which residents are learning to appreciate all the more on strike days.

As well as standard suburban 1930s and post-war semis, you'll find Victorian and Edwardian

houses of all sizes, modern blocks and new-builds. 'Predominantly family houses with gardens are most in demand, particularly those close to good transport links and schools,' says Jeremy Leaf, principal of estate agency Jeremy Leaf & Co.

'One-bedroom flats start from £350,000, three-bed family houses range from £650,000 to £900,000 and four-bed houses from £900,000 to £1.5million-plus.

'Prices of flats are fairly steady while those of houses are rising but not as rapidly as three or four months ago, and some are actually softening if they have particular issues in terms of condition or location. Demand for smaller flats, in particular, has reduced.'



Connected: East Finchley is one of three local Tube stations

PROPERTY LADDER



FIRST RUNG £279,950
Moments from Finchley Central station, this top-floor conversion consists of a kitchen/living room, a double bedroom and bathroom and has a section of the garden. winkworth.co.uk



A STEP UP £750,000
A three-bedroom terrace house in the catchment of Wren Academy and with potential to add an extension and convert the loft, subject to planning permission. barnardmarcus.co.uk



TOP RUNG £1.945MILLION
This bay-fronted, semi-detached house is close to Victoria Park and includes five bedrooms, four reception rooms, three bathrooms and original features throughout. winkworth.co.uk

WHAT'S NEW

Carmelite Place, by Jaspar Group, consists of 15 two, three and four-bedroom houses in a former monastery. Three are carved out of the original Grade II-listed building and the rest are brand new and designed to blend in. They feature flexible layouts, high-end kitchens with quartz worktops and wine coolers, electric vehicle charging points and rooftop solar PV panels. From £825,000 to £1,999,995, carmeliteplace.com.

Nine shared ownership homes are left at Home Group's **Edgewood Mews** (pictured), in walking distance of Finchley Central station. The two to four-bedroom flats and duplexes all have their own street entrance and a terrace or balcony, from £136,250 for a 25 per cent share of £545,000. Reserve by December 16 for a five per cent deposit top-up, yourpersonahome.com.

Shakespeare House, consisting of 48 studio, one, two and three-bed flats with balconies, is first of a



number of planned developments in the regeneration of Finchley Central. Prices are from £300,000, kfh.co.uk.

One, two and three-bedroom apartments at nearby **Adastra House** have nearly sold out, and the remaining homes start at £435,000. Three two-bedroom flats with allocated off-street parking are left out of ten at **Ballards Lane**, from £495,000, and the final one-bedder at **Fairfield Close**, on a cul-de-sac in North Finchley, is £450,000, all

jeremyleaf.co.uk. First-time buyers can register now for Pocket Living's **Woodside Park N12**, a scheme of 86 energy-efficient one-bedroom flats by Woodside Park station. They'll be sold at a 20 per cent discount on the local market price, pocketliving.com.

And on **Holders Hill Road**, between Finchley and Mill Hill, a large house has been converted into one studio, one two and one three-bedroom apartment, priced from £375,000, foxtons.co.uk.

VITAL STATISTICS

Average house price: £963,652
Average rent: £2,891pcm
Council tax (Band D): £1,746.29
Commuting time to Zone 1: Less than 20mins from Finchley Central to Euston or King's Cross St Pancras
Annual Travelcard (Zone 4): £2,208

Amenities: Chain and independent shops and eateries on and around Ballards Lane and the High Road - head to Tintico for coffee, Two Brothers for fish and chips and pho at Vietnamese restaurant, Vynam; artsdepot; Great North Leisure Park
Open space: Victoria Park, Friary Park, Giebelands local nature reserve; Dollis Valley Greenwalk
Schools: Above average GCSE and A-Level results; all state schools outstanding or good, places are sought-after at Wren Academy and St Michael's Catholic
Crime: Well below average
Who lives there? First-time buyers, young families and downsizers

SCHOOLS, CRIME AND HOUSE PRICE DATA SUPPLIED BY ZOOPLA.CO.UK

LONDON FOR LESS

Metro's London For Less series highlights homes where affordable schemes can give you a leg up on the ladder

THIS WEEK:

NewHayes, Hayes UB3, prices from £280,000. Deposit Unlock scheme available.

HAYES doesn't yet have the buzz of well-established parts of west London such as Chiswick and Ealing, but what it does offer is convenience and affordability. The Elizabeth Line from Hayes & Harlington station makes getting across London a breeze, the M4 and M25 are nearby, and Heathrow is ten minutes away.

It's changing fast as regeneration is underway, with improvements to the town centre in the offing and thousands of new homes being built. Some 331 of

these - a mix of studio, one, two and three-bedroom apartments - are at Fairview's NewHayes, an eight-minute walk from the station and less than five from the Grand Union Canal. Each has a private balcony or terrace and a kitchen fitted with glossy grey handleless wall and base units, quartz worktops and integrated appliances. Flooring is included throughout - wood-effect Amtico in the open-plan living space, carpeted bedrooms and tiled bathrooms, and there's cycle storage and a podium



garden. The Deposit Unlock scheme is available, meaning that buyers only need to put down five per cent of the cost - a minimum of £14,000 - and Fairview is currently offering to cover mortgage payments for a year on selected plots up to the value of £20,000. fairview.co.uk

