



**QUEENS AVENUE, FINCHLEY, LONDON, N3  
£1,100,000 FREEHOLD**

**A FOUR BEDROOM TWO BATHROOM PERIOD  
STYLE PROPERTY SET IN A PRIME N3 LOCATION**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



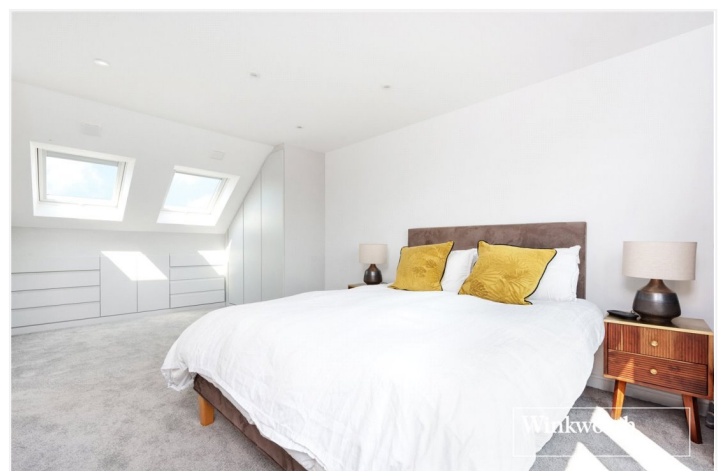
**DESCRIPTION:**

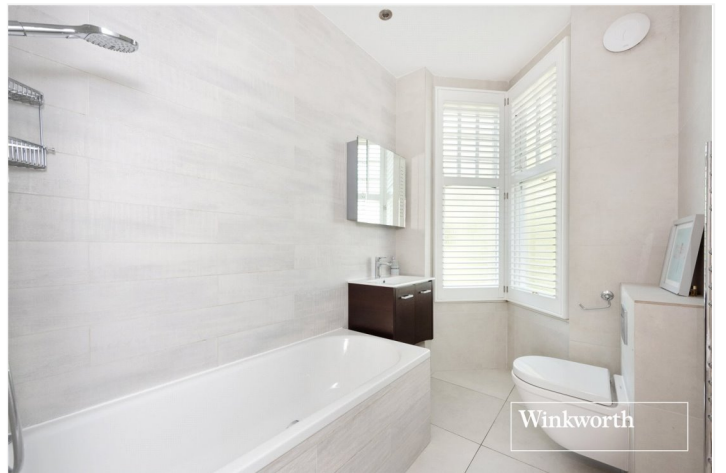
We are pleased to offer this four bedroom period style family home which is full of character throughout but has also been modernised and extended to a high standard. The property is ideally located for shopping facilities, transport links, Good Ofsted Rated schools and within walking distance to Victoria Park. The ground floor is comprised of front reception room, large open plan kitchen/dining/living area leading out to a lovely rear garden. To the first floor there are three spacious bedrooms and a modern family bathroom followed by a wonderful primary bedroom to the top floor with a modern en suite. An internal viewing is highly recommended!

**AT A GLANCE**

- Mid terraced family home
- Four bedrooms
- Two bathrooms
- Reception room
- Open plan kitchen/dining
- Close to Victoria Park

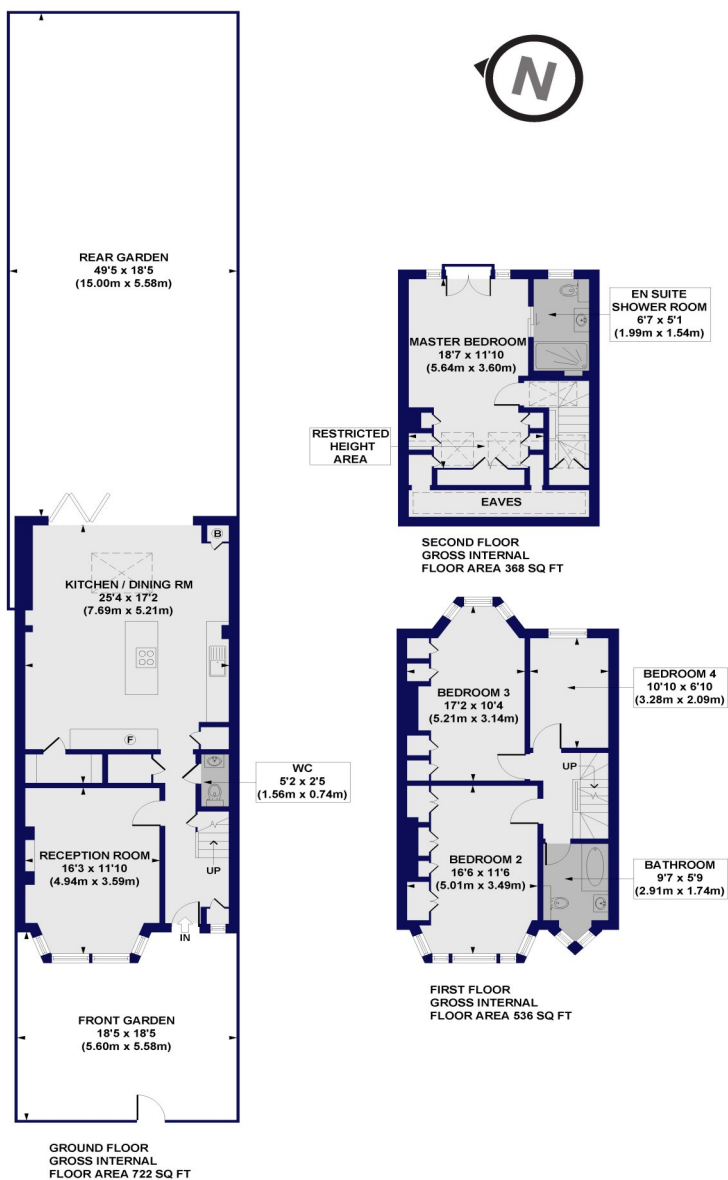
**COUNCIL TAX:** Band E





# Queens Avenue, N3

Approx. Gross Internal Floor Area 1626 sq. ft / 151.06 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1524 sq. ft / 141.58 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	82
England, Scotland & Wales		EU Directive 2002/91/EC	