



**GRASS PARK, FINCHLEY, LONDON, N3**  
**£3,100,000 FREEHOLD**

**A SPACIOUS AND BEAUTIFULLY PRESENTED  
DETACHED FAMILY HOME SET ON A PRIME  
RESIDENTIAL N3 TURNING**

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## DESCRIPTION:

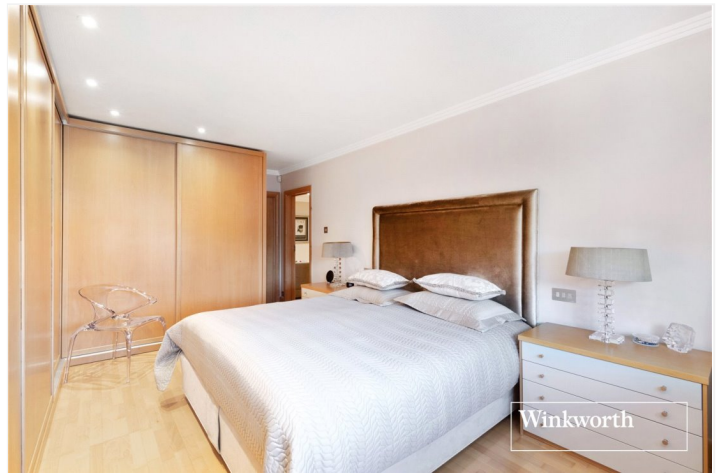
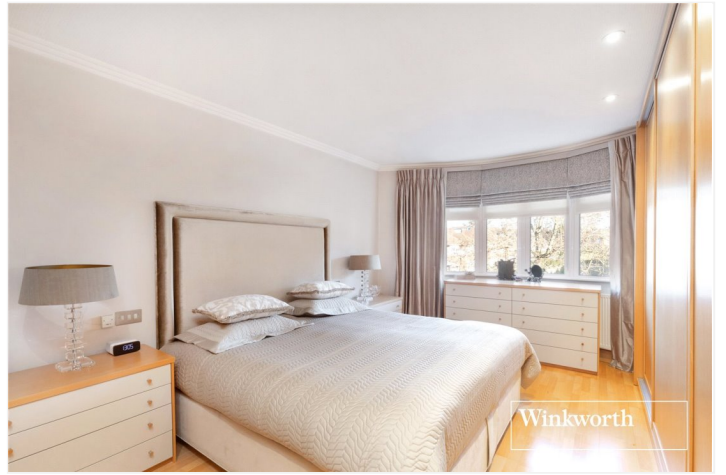
Set in one of Finchley's prestigious turning's off Dollis Avenue we are pleased to offer this exceptional detached family home. The property offers plenty living space throughout with further potential for expansion (stpp). The ground floor comprises of a spacious hallway entrance, a through-lounge circa 45ft long with bespoke fittings, Lutron lighting by remote control and ACOVA designer radiators. A further reception room overlooking the garden with bespoke blinds by 'casavalentina', carpets by 'Jakaranda' from Chelsea design centre, FLOS wall lighting and bespoke radiator from 'Viola'. The hub of the house being the Kitchen has been beautifully designed and consists of a bespoke Italian fitting with MIELE appliances such as the gas cooker, microwave and plate warmer along with a Quooker hot water unit which supplies constant hot water. There is also a store room (previously the garage), a utility room and a guest cloakroom. To the first floor the property has the most wonderful landing along with seven bedrooms (one of which is currently being used as a dressing room) with the primary bedroom benefiting from bespoke fittings and an en suite, a further en suite to Bedroom two and a luxury family bathroom. The bathroom and en suites have all been fitted with luxury items such as 'Banacrill' jacuzzi bath tub, 'Matki shower unit', Laufen, Axor and Hansgrohe fittings amongst some of the names. Also, there is an exceptional rear garden with ample space to entertain, having a large patio area and plenty of space for a growing family to enjoy. Further benefits include an Intercom control system, Intruder alarm system, CCTV, Twin Tec water softener serving the entire house and ample off street parking. To really appreciate this stunning family home an internal viewing is highly recommended!

## AT A GLANCE

- Set in a prime quiet residential turning
- Detached family home
- Three/Four reception rooms
- Modern fitted kitchen
- Seven bedrooms
- Two en suites & family bathroom
- Landscaped rear garden
- Off street parking for several Cars
- WOW FACTOR THROUGHOUT!



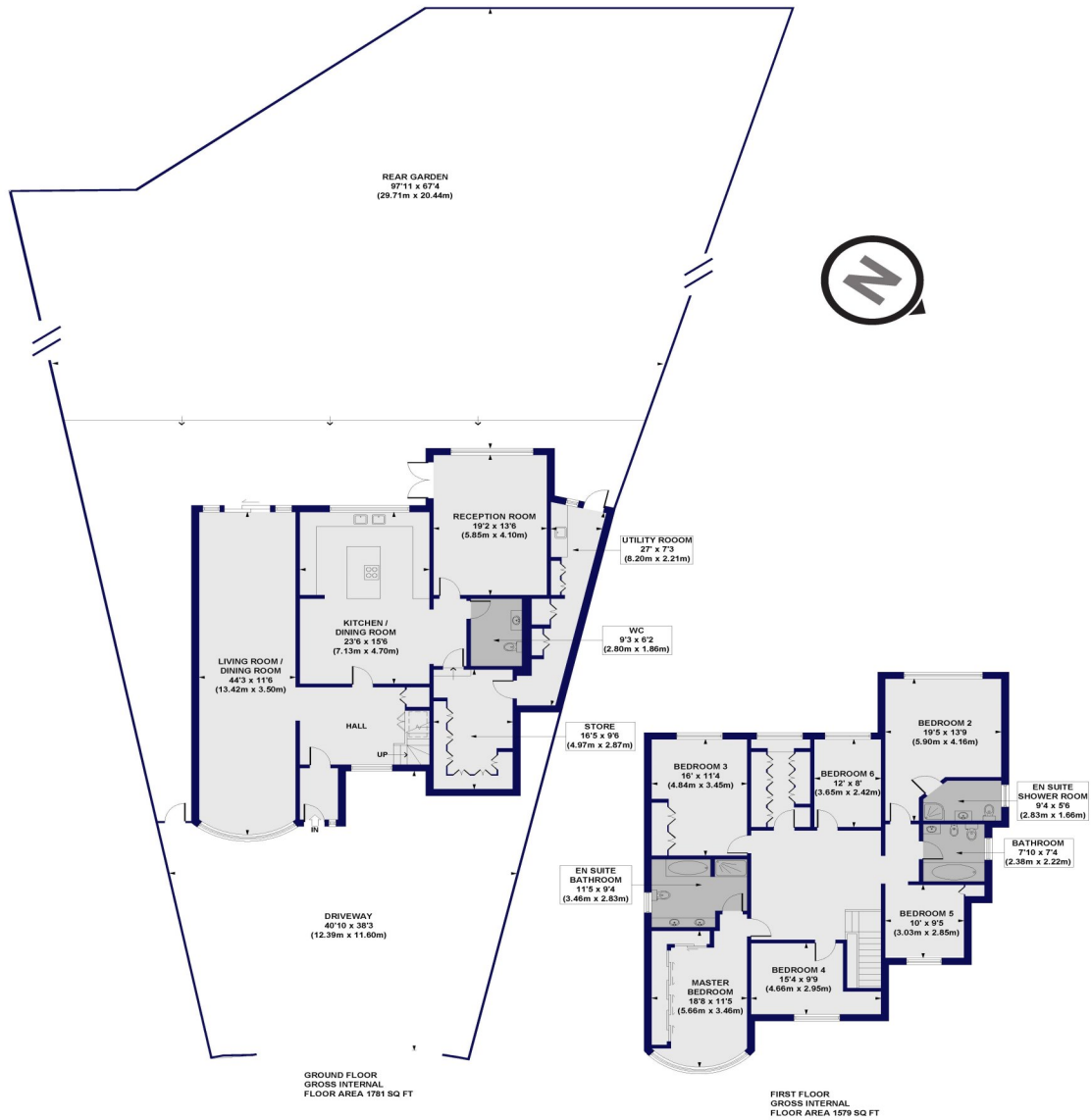






# Grass Park, N3

Approx. Gross Internal Floor Area 3360 sq. ft / 312.16 sq. m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	