



**PRINCES AVENUE, FINCHLEY, LONDON, N3**  
**£1,300,000 FREEHOLD**

**A WELL-PRESENTED EDWARDIAN LINKED  
SEMI-DETACHED FAMILY HOME OFFERING  
AN ABUNDANCE OF LIVING SPACE**

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## DESCRIPTION:

We are delighted to offer to market this beautifully presented five bedroom Edwardian family home oozing with charm and character throughout, set in a much sought-after turning off Ballards Lane, within close proximity to Victoria Park, local amenities and transport links, such as Finchley Central underground station, together with being in the catchment area for Good Ofsted Rated Primary Schools. The property has been well-maintained throughout and the ground floor comprises spacious hallway entrance, front reception room, dining room leading to a fitted kitchen, utility room, shower room and cloakroom. To the first floor there are five bedrooms, family bathroom and separate wc. Further benefits include a cellar, South facing rear garden, front garden and potential to extend (stpp). An internal viewing is highly recommended.

**COUNCIL TAX:** Band G

## AT A GLANCE

- Linked semi-detached house
- Offering circa 2000 sq.ft of living space
- Potential to extend (stpp)
- Two large reception rooms
- Fitted Kitchen
- Downstairs Shower room
- Five bedrooms
- South facing garden
- Cellar

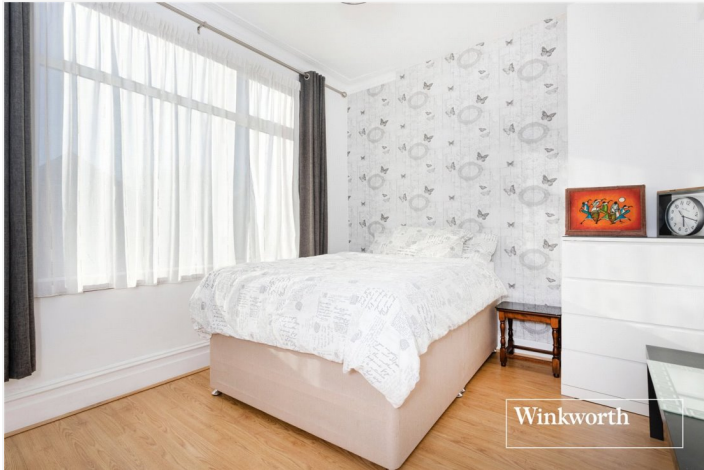




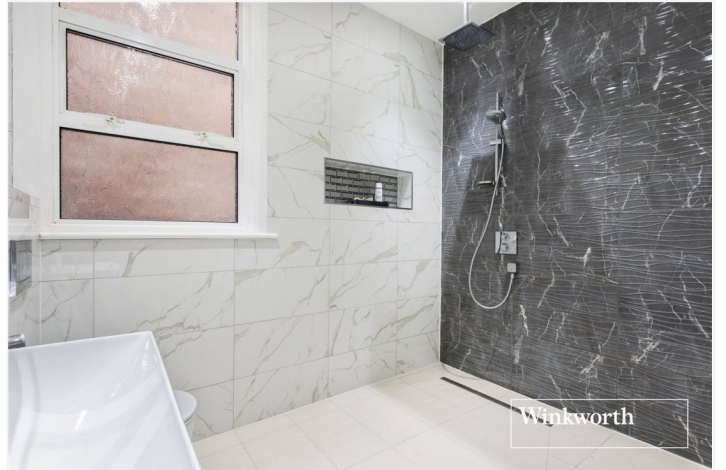
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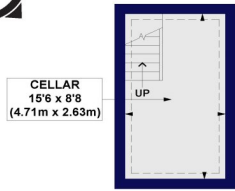
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# Princes Avenue, N3

Approx. Gross Internal Floor Area 2179 sq. ft / 202.43 sq. m (Including Cellar)  
 Approx. Gross Internal Floor Area 2046 sq. ft / 190.08 sq. m (Excluding Cellar)



CELLAR  
 15'6" x 8'8"  
 (4.71m x 2.63m)

CELLAR  
 GROSS INTERNAL  
 FLOOR AREA 133 SQ FT



BEDROOM 5  
 10'10" x 5'4"  
 (3.30m x 1.61m)

BEDROOM 2  
 17'3" x 11'10"  
 (5.24m x 3.60m)

BEDROOM 3  
 11'9" x 9'11"  
 (3.56m x 3.01m)

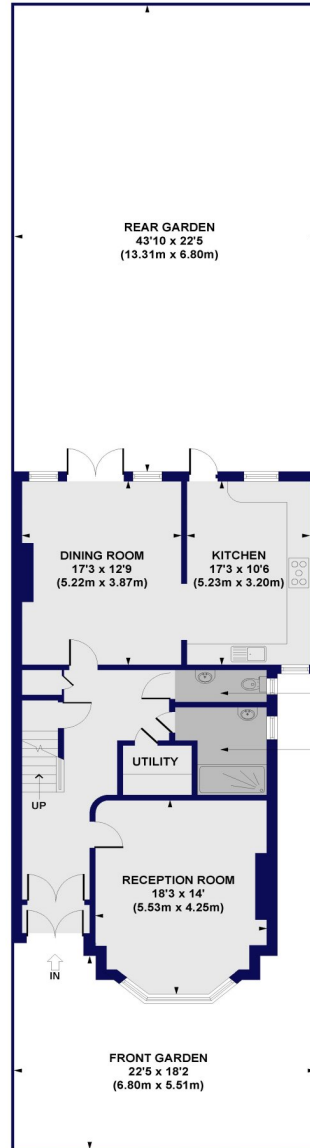
BATHROOM  
 8'5" x 6'7"  
 (2.55m x 2.01m)

WC  
 4' x 2'8"  
 (1.21m x 0.81m)

BEDROOM 4  
 11'4" x 9'2"  
 (3.44m x 2.78m)

MASTER BEDROOM  
 18'3" x 14'4"  
 (5.53m x 4.35m)

FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1027 SQ FT



REAR GARDEN  
 43'10" x 22'5"  
 (13.31m x 6.80m)

DINING ROOM  
 17'3" x 12'9"  
 (5.22m x 3.87m)

KITCHEN  
 17'3" x 10'6"  
 (5.23m x 3.20m)

WC  
 7'11" x 3'  
 (2.41m x 0.91m)

SHOWER ROOM  
 8'3" x 7'11"  
 (2.51m x 2.41m)

RECEPTION ROOM  
 18'3" x 14'  
 (5.53m x 4.25m)

FRONT GARDEN  
 22'5" x 18'2"  
 (6.80m x 5.51m)

GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1019 SQ FT

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.

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