



**LONG LANE, FINCHLEY, LONDON, N3
OFFERS IN THE REGION OF £675,000 FREEHOLD**

**A WELL-PRESENTED TWO BEDROOM PERIOD
STYLE MID TERRACED HOUSE SET IN A
PRIME LOCATION**

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DESCRIPTION:

We are pleased to offer this well-presented two bedroom period style family home. The property is within walking distance to Victoria Park and all the transport and shopping facilities on Ballards Lane, as well as being in the catchment area for Outstanding Ofsted Rated Primary Schools. This family home comprises of a front reception room, dining room leading to a modern fitted eat-in kitchen, two double bedrooms and family bathroom. Further benefits include an outbuilding with storage unit to the rear of the large garden, which would make an ideal home office, off street parking and further scope for expansion (stpp).

COUNCIL TAX: Band D

AT A GLANCE

- Period style mid terraced house
- Two reception rooms
- Eat-in Kitchen
- Two double bedrooms
- Modern family bathroom
- Large rear garden with outbuilding & storage unit
- Off street parking
- Potential to extend (stpp)

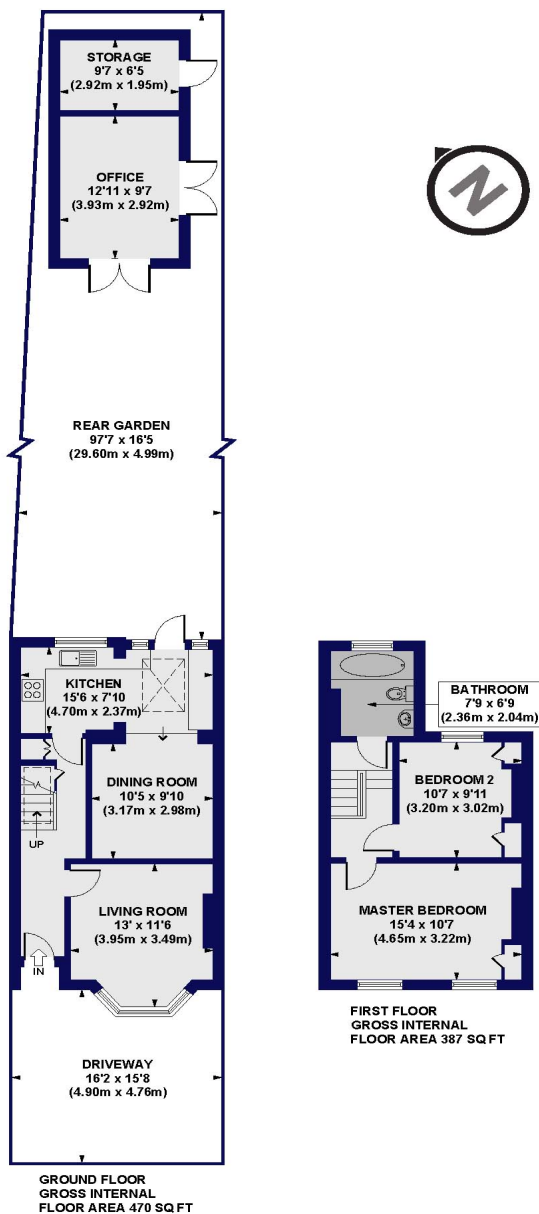




Long Lane, N3

Approx. Gross Internal Floor Area 1047 sq. ft / 97.29 sq. m (Including Storage & Office)

Approx. Gross Internal Floor Area 858 sq. ft / 79.69 sq. m (Excluding Storage & Office)



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	