

PRINCES AVENUE, LONDON, N3
£1,050,000 FREEHOLD

**A BEAUTIFULLY PRESENTED FOUR BEDROOM
 FAMILY HOME WITH AN ABUNDANCE OF
 CHARACTER & PERIOD FEATURES**

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DESCRIPTION:

Set in a prime location off Ballards Lane close to Victoria Park, shops, local amenities and transport links, including Finchley Central underground, we are delighted to offer to the market this beautifully presented well-appointed family home, with period features throughout. The property has been modernised to a high standard, whilst keeping its charm and character and comprises of a through-lounge, modern fitted kitchen/dining room, utility room and downstairs cloakroom to the ground floor. To the first floor there are four good size bedrooms and two bathrooms. Further benefits include a private front and rear garden and basement (storage). Planning permission has been granted for a loft conversion to create a further double bedroom, en suite and study room, and a side-return extension to the ground floor to enhance the living space. This fantastic home is being offered on a chain-free basis and viewings are highly recommended.

COUNCIL TAX: Band F

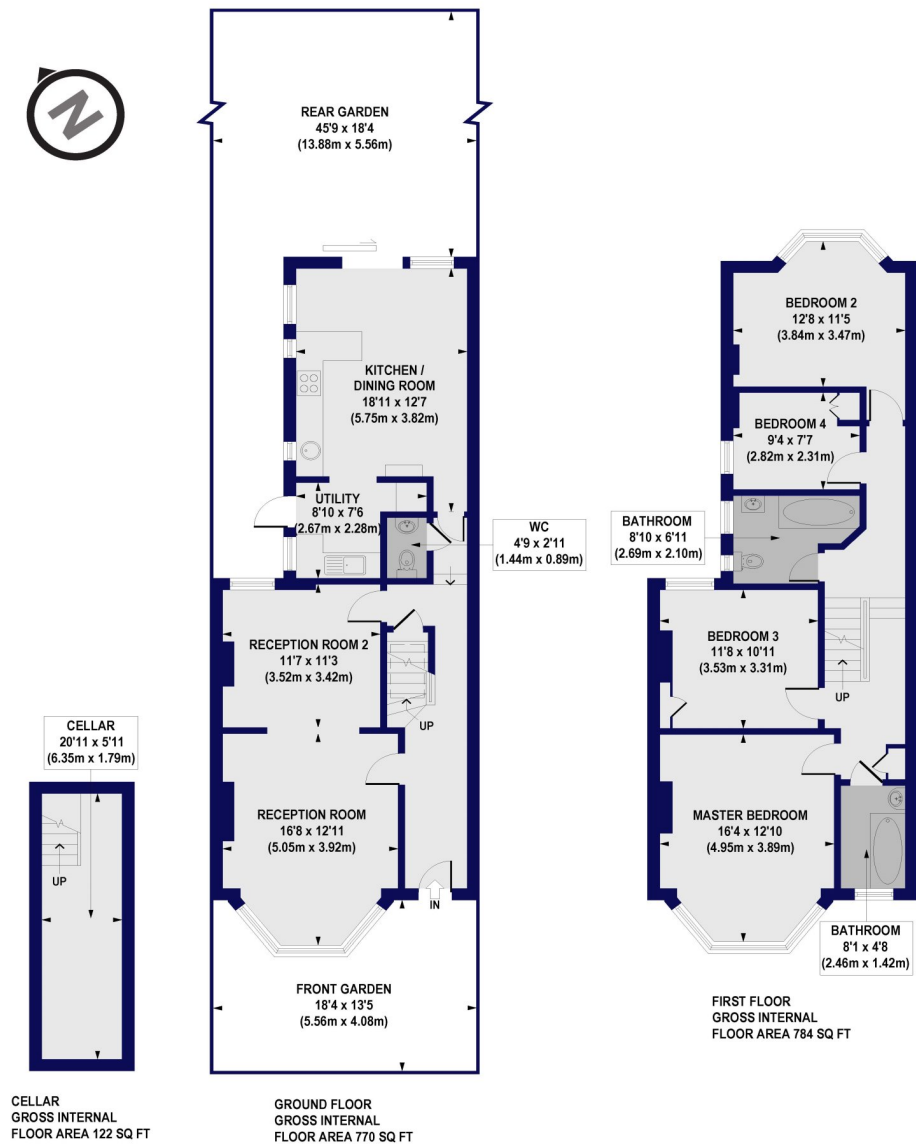
AT A GLANCE

- Set in a prime location for transport links & amenities
- Period style family home
- Through-lounge
- Kitchen/dining area
- Four bedrooms
- Two Bathrooms
- Planning permission granted to extend
- Offered chain free





Princes Avenue, N3
Approx. Gross Internal Floor Area 1676 sq. ft / 155.71 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.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		