

LANSDOWNE ROAD, FINCHLEY, LONDON, N3
£945,000 FREEHOLD

**A WELL-PRESENTED FOUR BEDROOM SEMI-
DETACHED FAMILY HOME SET IN A PRIME N3
LOCATION**

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DESCRIPTION:

We are pleased to offer this well-presented spacious semi-detached family home, ideally located for local amenities, transport links, such as West Finchley underground station and being in the catchment area for Outstanding Ofsted Rated schools. The property comprises two reception rooms, eat-in kitchen, large conservatory leading to private decking area with steps down to garden, downstairs wet room, four double bedrooms and family bathroom. Further benefits include off street parking for several cars, an integral garage, with scope to convert into a further reception/bedroom (stpp) and expansion into the loft (stpp). An internal viewing is highly recommended!

Offered on a chain free basis.

AT A GLANCE

- Semi-detached family home
- Two reception rooms
- Conservatory
- Eat-in kitchen
- Four double bedrooms
- Downstairs wet room
- Rear garden with decking
- Off street parking
- Integral garage

COUNCIL TAX: Band F



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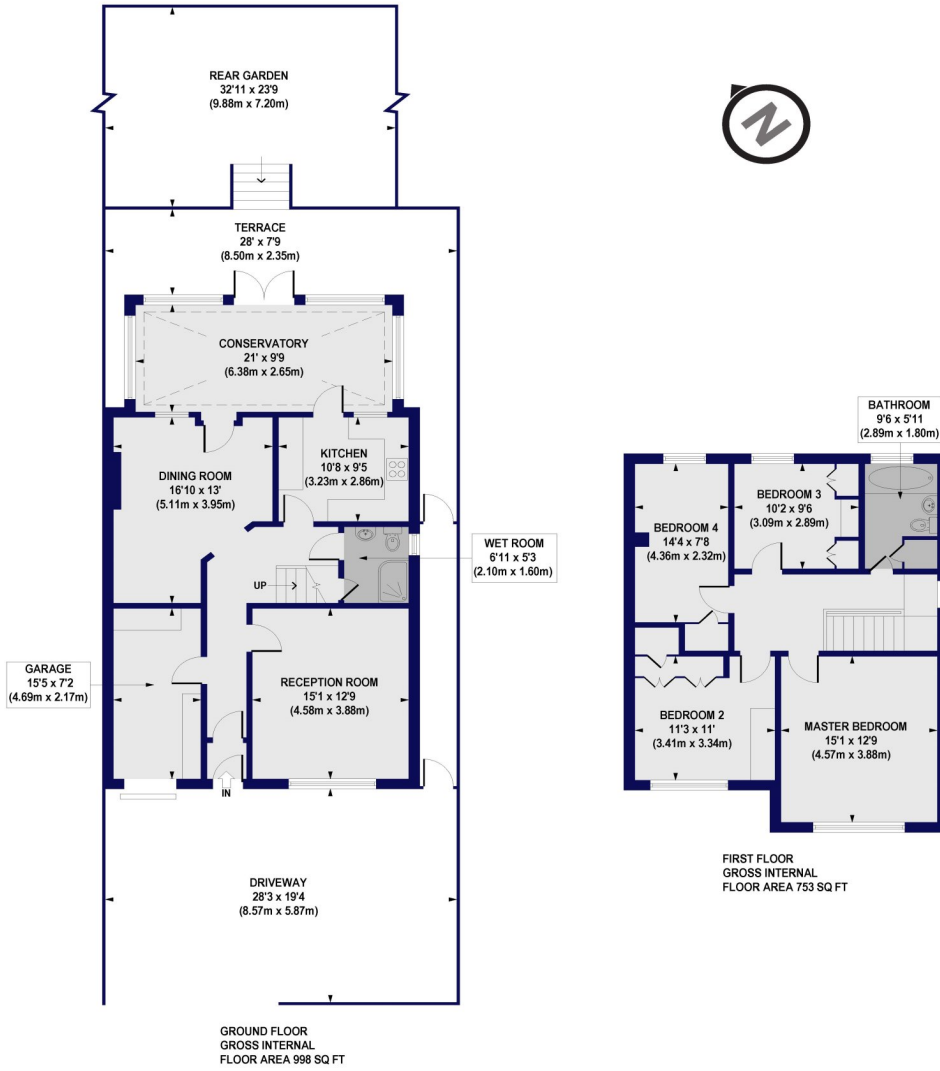


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Lansdowne Road, N3

Approx. Gross Internal Floor Area 1751 sq. ft / 162.70 sq. m(Including Garage)

Approx. Gross Internal Floor Area 1630 sq. ft / 151.45 sq. m(Excluding Garage)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	