

STATION ROAD, LONDON, N3
£775,000 FREEHOLD

**A SPACIOUS FOUR BEDROOM FAMILY HOME
SET IN AN IDEAL N3 LOCATION WITH
POTENTIAL TO EXTEND (STPP)**

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DESCRIPTION:

A spacious four bedroom family house situated moments from Finchley Central underground, Ballards Lane shopping facilities, close to local schools, recreational parkland, including Stephens House & Gardens and leisure facilities. The property comprises of four/five bedrooms, three reception rooms, separate kitchen, two bathrooms (one to the ground floor), high ceilings, double glazing, gas central heating and rear garden. Further benefits include potential to extend (stpp) and being offered on a chain free basis.

COUNCIL TAX: Band F

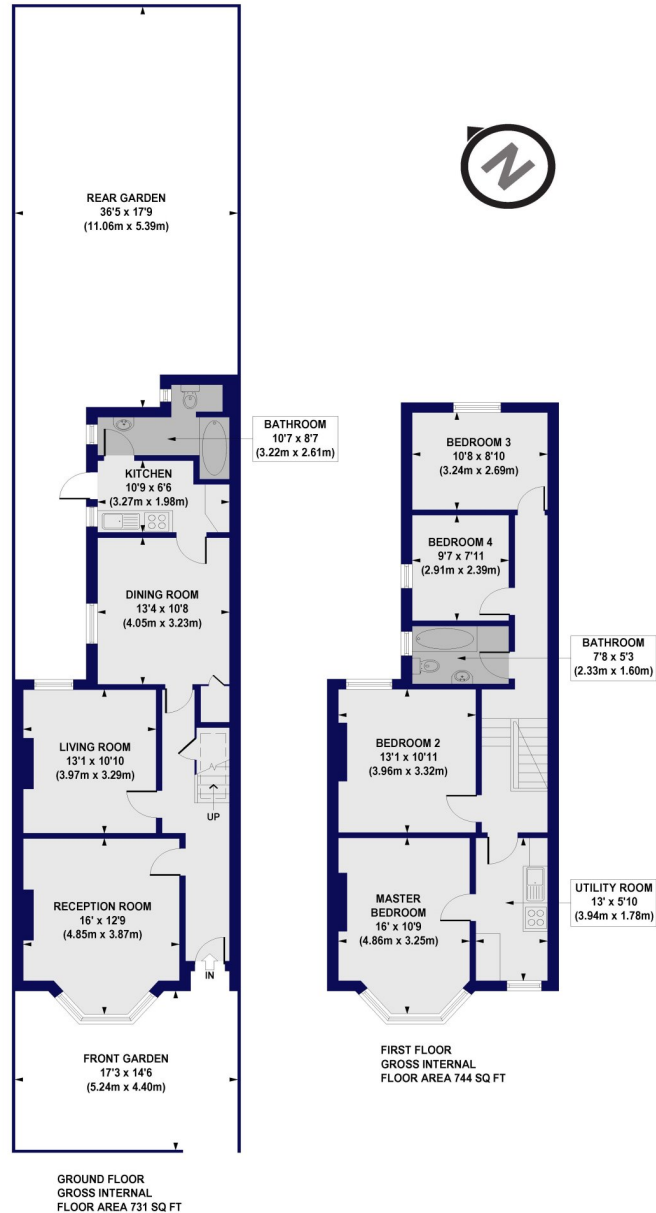
AT A GLANCE

- Terraced family home
- Three reception rooms
- Two bathrooms
- Four/Five bedrooms
- Rear garden
- Ideal location for amenities/Transport links/ Schools
- Potential to extend (stpp)





Station Road, N3
Approx. Gross Internal Floor Area 1475 sq. ft / 137.06 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		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		