



PARK VIEW ROAD, FINCHLEY, LONDON, N3
£1,650,000 FREEHOLD

**A SPACIOUS WELL-PRESENTED PERIOD STYLE
FAMILY HOME OOZING WITH CHARM AND
CHARACTER**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

Set in a prime location within a stone's throw of Victoria Park and Ballards Lane, we are pleased to offer this spacious semi-detached family home, oozing charm and period features throughout. The ground floor comprises of three reception rooms, fitted kitchen and downstairs cloakroom. To the first floor there are three bedrooms (one with en suite) and shower room and the second floor has been extended to accommodate a further bedroom with en suite bathroom and study. Externally there is a large front garden with off street parking and a stunning rear garden with patio area. This is a truly unique and spacious property and an internal viewing is highly recommended!

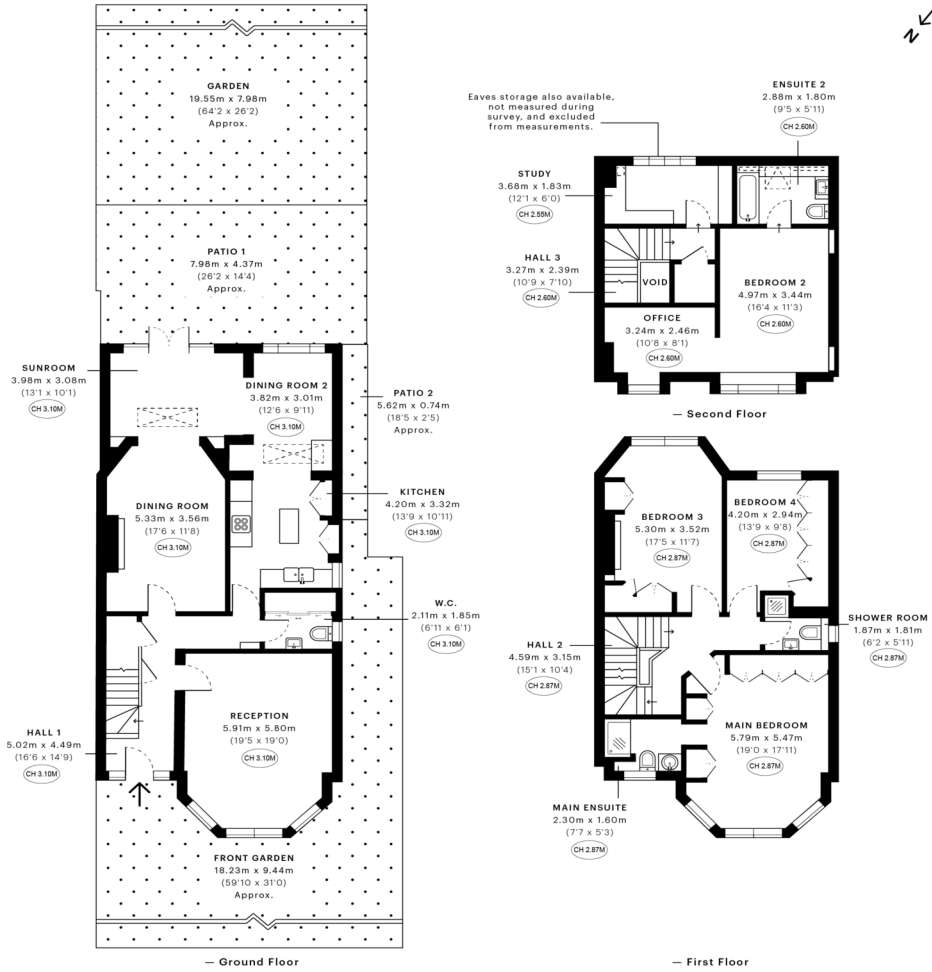
AT A GLANCE

- Period style family home
- Offering good living space
- Three receptions rooms
- Four/Five Bedrooms
- Three bathrooms
- Front & Rear gardens
- Off street parking

COUNCIL TAX: Band G







GROSS INTERNAL AREA (GIA)
The footprint of the property
208.25 sqm / 2241.58 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes corridors, restricted head height
185.98 sqm / 2001.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandahs etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.40 sqm / 4.31 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 199.83 sqm / 2150.95 sqft
IPMS 3C RESIDENTIAL 186.58 sqm / 2008.01 sqft

SPEC ID 56346981e629aa60dc40977cf