



**CADOGAN GARDENS, FINCHLEY, LONDON, N3
OFFERS IN THE REGION OF £950,000 FREEHOLD**

A SPACIOUS WELL-PRESENTED FIVE BEDROOM FAMILY HOME

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DESCRIPTION:

Set on a much sought-after turning in the heart of Finchley Central, within a short walk to Ballards Lane amenities, underground station and Victoria Park, we are pleased to offer this extended mid-terrace family home offering good living space. The ground floor is comprised of through-lounge and fitted kitchen/breakfast room. To the first floor there are three bedrooms, bathroom and separate wc. To the second floor there are a further two bedrooms and bathroom. Further benefits include a South facing rear garden, garage to rear with access via a service road, off street parking for two cars, double glazed windows and a brand new boiler. Offered on a chain free basis.

COUNCIL TAX: Band F

AT A GLANCE

- Mid terraced house
- Spacious through-lounge
- Kitchen/breakfast room
- Four/five bedrooms
- Recently fitted double glazing
- South facing rear garden
- Garage
- Off street parking
- Offered chain free





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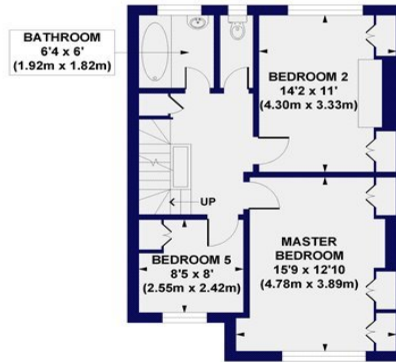
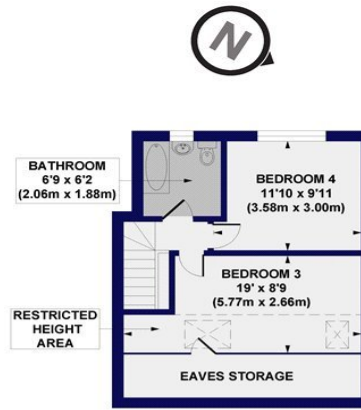
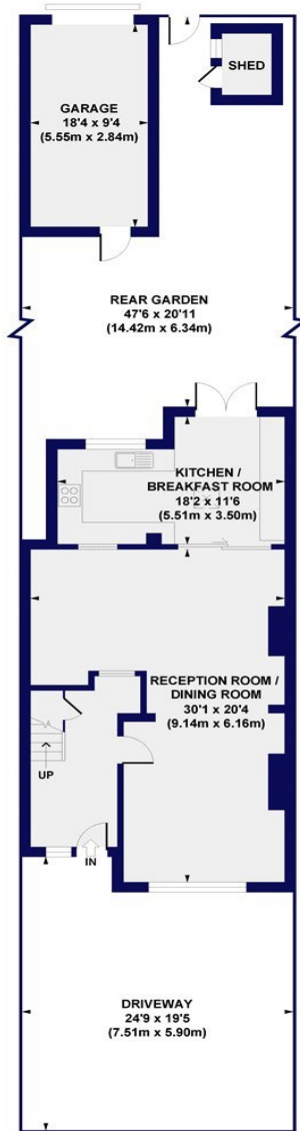
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Cadogan Gardens, N3

Approx. Gross Internal Floor Area 1962 sq. ft / 182.30 sq. m
(Including Restricted Height Area, Eaves Storage, Garage & Excluding Shed)



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	