



**STATION ROAD, FINCHLEY, LONDON, N3**  
**£1,250,000 FREEHOLD**

**A SPACIOUS WELL-PRESENTED SIX BEDROOM  
HOUSE SET IN AN IDEAL N3 LOCATION**

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## DESCRIPTION:

We are pleased to offer this beautifully presented, extended and modernised family home, ideally located for any family that wants excellent schools, such as Akiva & St Theresa's Primary School, Finchley Central underground, ample recreational parkland, such as Victoria Park, Stephens House & Gardens and Dollis Valley Greenwalk, as well as a good selection of shops, restaurants and cafes and places of worship. The property comprises large reception room, open plan kitchen/living/dining room with bi-folding doors overlooking a beautiful landscaped garden, downstairs cloakroom, six bedrooms of which the master has a large en suite and personal office, family bathroom and a further en suite. Further benefits include a spacious outbuilding to the rear of the garden, off street parking and garage. This is truly a unique property and an internal viewing is highly recommended!

## AT A GLANCE

- Prime Location for amenities & transport links
- Large open plan kitchen/living/dining room
- Through-Lounge
- Six Bedrooms
- Family Bathroom & Two en suites
- Office \* Landscape Rear Garden
- Off street parking & Garage





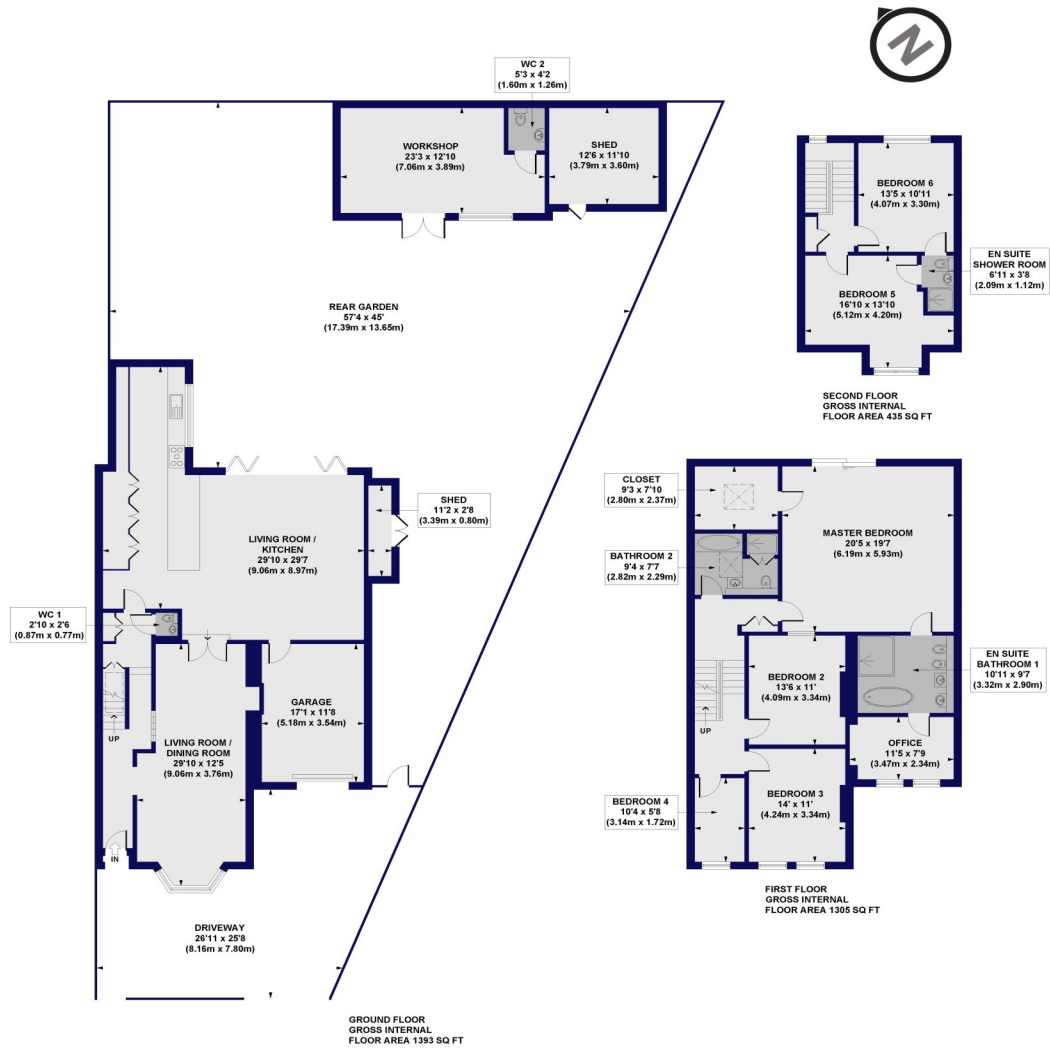




## Station Road, N3

Approx. Gross Internal Floor Area 3584 sq. ft / 332.95 sq. m (Including Workshop, Garage, Shed & Wc)

Approx. Gross Internal Floor Area 2902 sq. ft / 269.60 sq. m (Excluding Workshop, Garage, Shed & Wc)



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) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		