

HERVEY CLOSE, LONDON, N3
£845,000 FREEHOLD

**A WELL PRESENTED FAMILY HOME
SET IN A POPULAR N3 TURNING**

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DESCRIPTION:

We are pleased to offer this well presented terraced family home, set in the heart of Finchley Central on a much sought-after turning off Ballards Lane, within walking distance to local amenities, transport links, schools and Victoria Park. The property comprises through-lounge, modern fitted kitchen and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom and to the second floor a further loft room / bedroom has been created. Further benefits include beautifully presented front and rear gardens, garage to the rear of the garden and further potential to extend (stpp).

COUNCIL TAX:

Band E - £2078.98 per annum

PLEASE NOTE:

The loft room was constructed without planning/building Regulations but has been in situ and occupied as a bedroom for many years.

AT A GLANCE

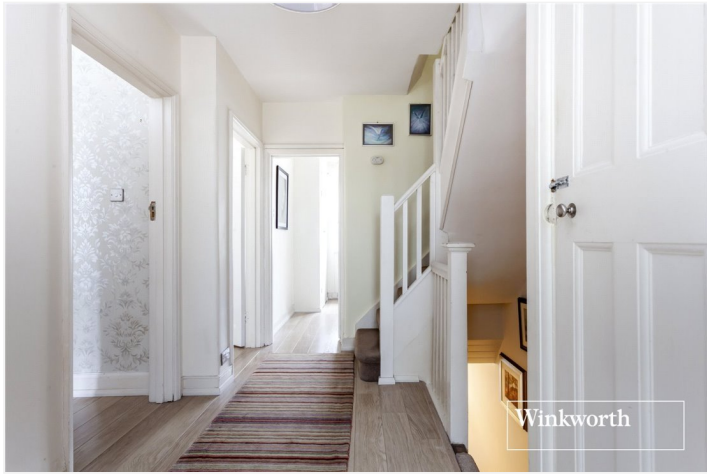
- Mid terraced family home
- Through-Lounge
- Modern Fitted Kitchen
- Three/Four bedrooms
- Front & Rear gardens
- Garage
- Potential to extend (stpp)



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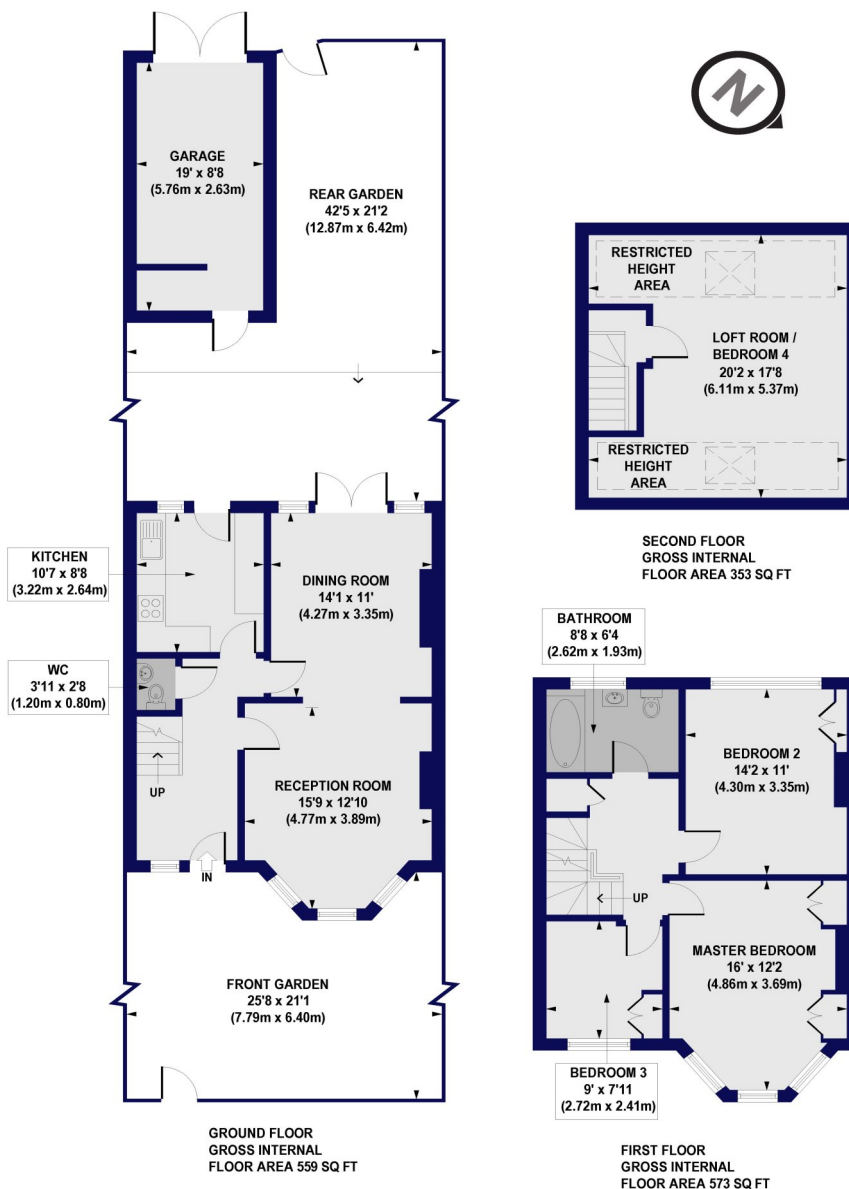
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Hervey Close, N3

Approx. Gross Internal Floor Area 1648 sq. ft / 153.15 sq. m (Including Restricted Height Area & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	