



Winkworth



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CREIGHTON AVENUE, EAST FINCHLEY, LONDON, N2
£1,500,000 FREEHOLD

**A FIVE BEDROOM SEMI -DETACHED HOME
SET IN A PRIME LOCATION WITH VAST
POTENTIAL TO EXTEND (STPP)**

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DESCRIPTION:

A unique opportunity to acquire this spacious semi-detached family home in need of modernisation. The property is located off East Finchley High Road, close to Coldfall Wood, Fortismere School and with ease of access to Muswell Hill Broadway, with its excellent shops, restaurants and leisure facilities, as well as Alexandra Palace being only a short distance away. This wonderful home has a vast amount of potential to extend (stpp) and currently comprises of two reception rooms, eat-in kitchen, wc & shower room to the ground floor. The first floor consists of four bedrooms and bathroom, with an additional double bedroom with en suite to the second floor. Further benefits include a South facing rear garden, garage and off street parking. An internal viewing is highly recommended! Offered on a chain free basis.

COUNCIL TAX: Band G

AT A GLANCE

- Prime location
- Semi-Detached
- Two reception rooms
- Eat-in kitchen
- Five bedrooms
- South facing rear garden
- Off street parking
- Garage
- Offered chain free





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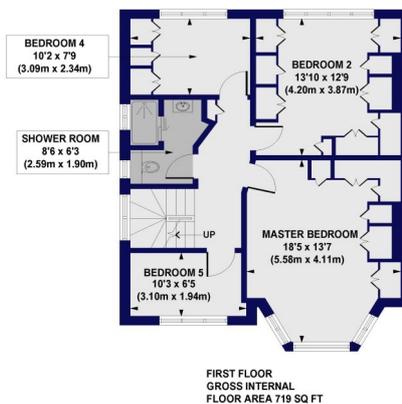
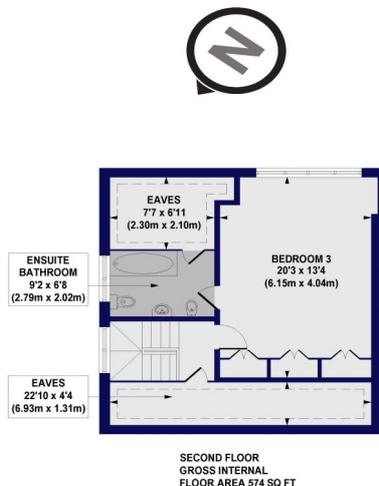
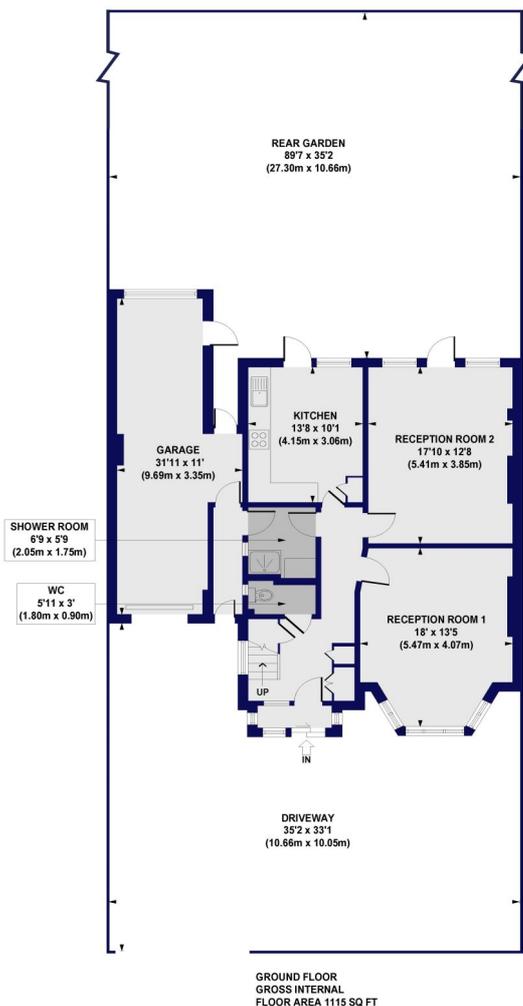
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Creighton Avenue, N2

Approx. Gross Internal Floor Area 2408 sq. ft / 223.71 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1947 sq. ft / 180.87 sq. m (Excluding Restricted Height Area & Eaves)



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		73
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	