



## Claremont Park, London, N3

£1,350,000 *Freehold*

5  2  3 

Set in the desirable Church End area of Finchley, just off Hendon Avenue, with easy access to Regent Park Road amenities, Finchley Central underground, good Ofsted rated primary schools and various recreational parklands, we are pleased to offer this well-presented spacious semi-detached family home with further potential to extend (STPP).

### KEY FEATURES

- Set in the heart of Church End Finchley
- Semi Detached family home
- Five bedrooms
- Three bathrooms
- Parking & Garage
- Potential to extend stpp
- Chain free



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The property comprises of a spacious entrance hallway, two reception rooms, eat in kitchen and downstairs WC to complete the ground floor.

The first floor consists of four bedrooms, (ensuite to the primary bedroom and family bathroom). An additional floor has been created, and consists of a fifth bedroom and ensuite, but has further potential to expand STPP.

Further benefits include off street parking, garage, front garden, large rear garden and wonderful views of the open green space / Christ College cricket ground and a vast amount of potential for further expansion STPP.

Offer on a chain free basis.

An internal viewing is highly recommended!



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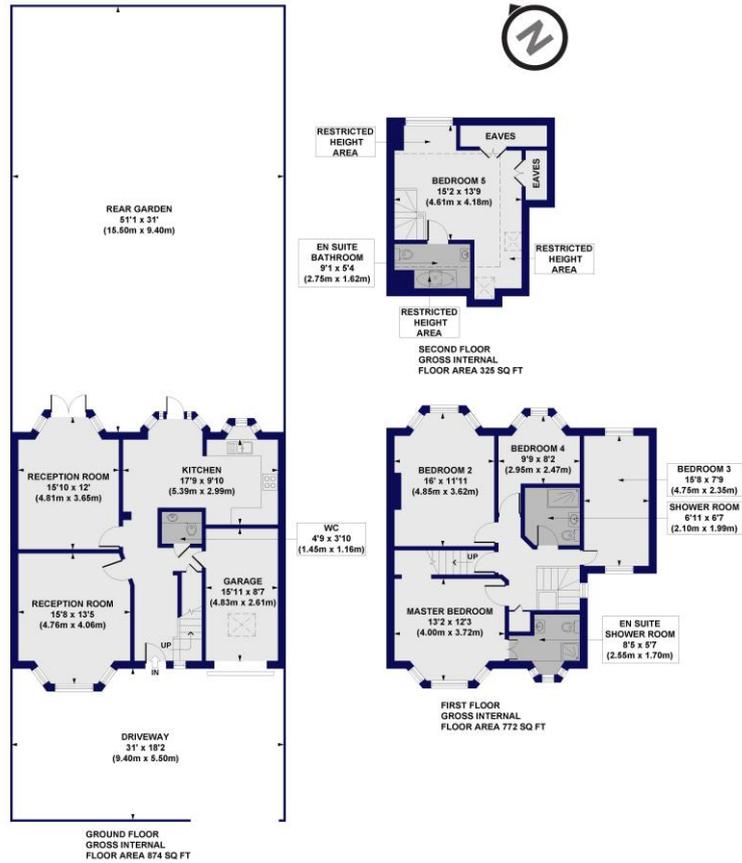


## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC rating:** D

# Claremont Park, N3

Approx. Gross Internal Floor Area 1972 sq. ft / 183.19 sq. m (Including Restricted Height Area, Eaves & Garage)  
 Approx. Gross Internal Floor Area 1669 sq. ft / 155.08 sq. m (Excluding Restricted Height Area, Eaves & 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260072>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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