



STRATHMORE GARDENS, LONDON, N3
£899,950 FREEHOLD

**A FULLY MODERNISED THREE BEDROOM FAMILY
HOME SET IN A QUIET N3 RESIDENTIAL TURNING**

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DESCRIPTION:

Looking for the WOW FACTOR!!

We are pleased to offer this fully refurbished and modernised family home set in a quiet residential turning, ideally located for Victoria Park, Good Ofsted Rated schools, local amenities and transport links on Ballards Lane. To the ground floor the property comprises of a spacious entrance hallway, front reception room, open plan fully integrated kitchen/dining room with bi-folding doors to rear garden and downstairs wc. The first floor comprises of three bedrooms and a brand new family bathroom. Further benefits include new heating system, double glazing, new electrics etc. with further potential to extend (stpp) and create the front garden into off street parking (stpp). Offered on a chain free basis an internal viewing is highly recommended in order to not miss out!

AT A GLANCE

- Newly refurbished throughout
- Mid Terraced family home
- Open plan living + Front reception room
- Three bedrooms
- Front & Rear Gardens
- Potential to extend (stpp)
- Offered chain Free

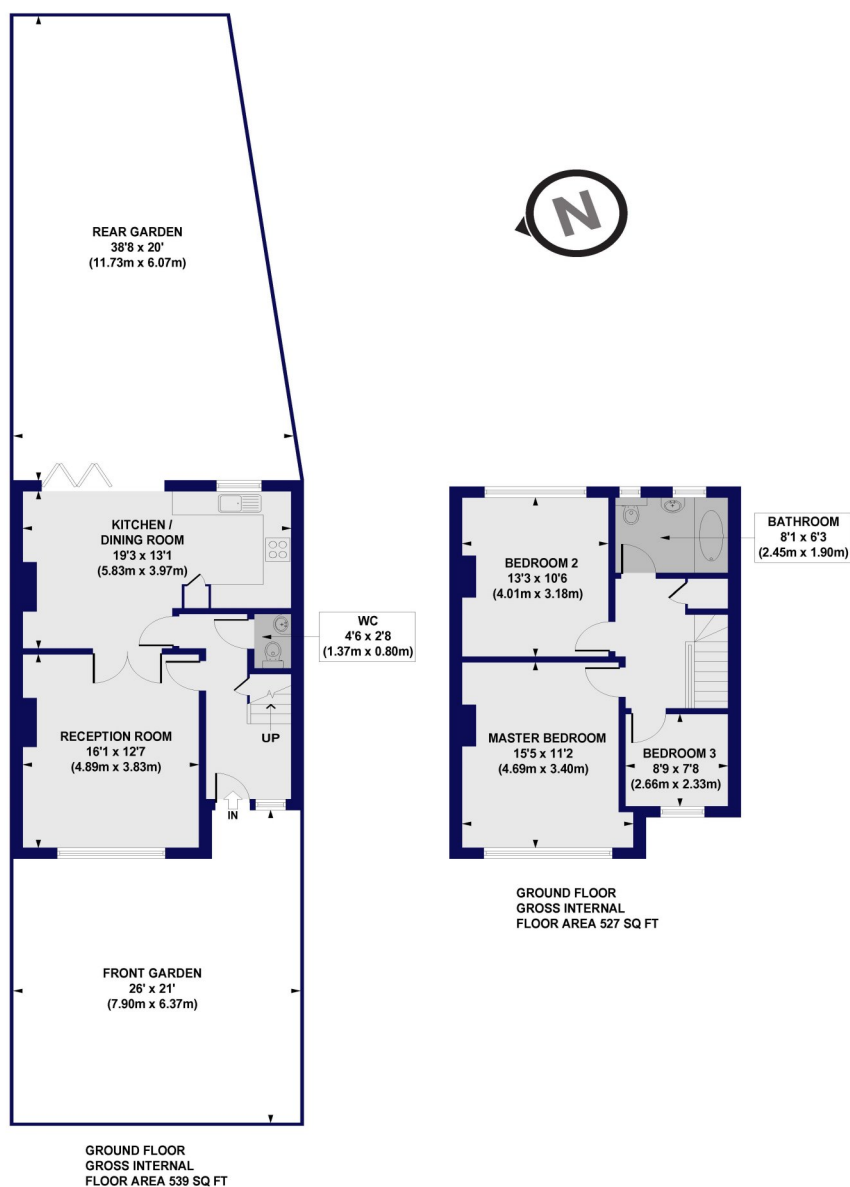
COUNCIL TAX: Band E





Strathmore Gardens, N3

Approx. Gross Internal Floor Area 1066 sq. ft / 99.06 sq. m



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+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		