



CHURCH CRESCENT, LONDON, N3
£750,000 FREEHOLD

**A WELL-PRESENTED SPACIOUS THREE
BEDROOM FLAT WITH PRIVATE GARDEN
OOZING CHARM & CHARACTER**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



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DESCRIPTION:

Set in a prestigious road in Church End Finchley, within easy access to Regents Park Road, Finchley Central underground and Outstanding Ofsted Rated Primary schools, such as St Mary's & Akiva, we are pleased to offer this beautifully presented spacious ground floor flat. The property is in excellent condition whilst retaining many original features and comprises of a spacious entrance hallway, modern fitted kitchen/dining area, separate reception room with French doors leading to private patio area and garden, three double bedrooms and family bathroom. Further benefits include electric underfloor heating to two bedrooms, side access with potential to extend (stpp) and the Freehold of the building. This wonderful property is oozing with charm and character and would make an ideal home for a family or anyone looking to downsize. An internal viewing is highly recommended!

AT A GLANCE

- Prime location
- Period features throughout
- circa 1200 sq.ft of living space
- Eat-in kitchen
- Reception room overlooking garden
- Three double bedrooms
- Family bathroom
- Easy access to transport links/amenities/schools

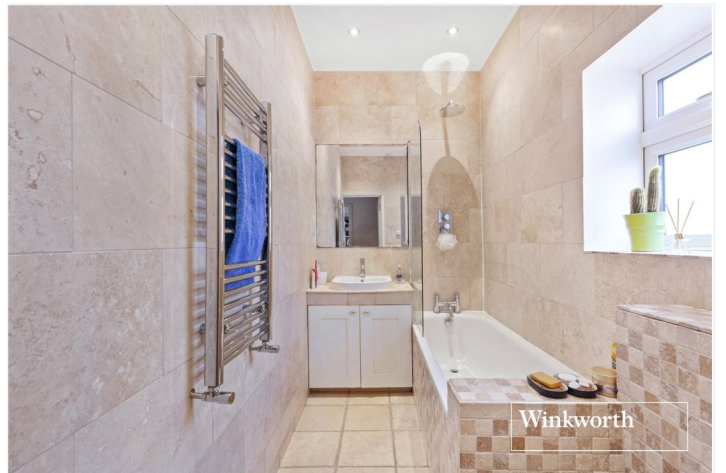
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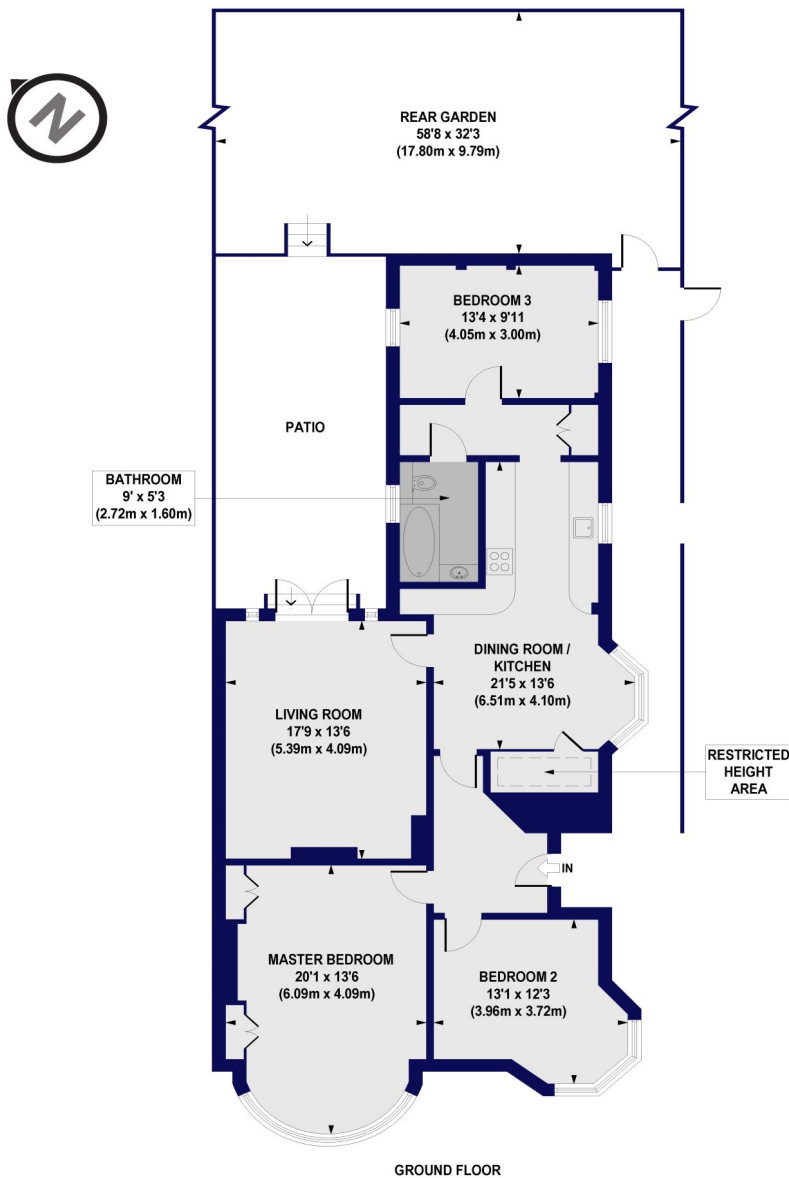
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Church Crescent, N3

Approx. Gross Internal Floor Area 1212 sq. ft / 112.57 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1187 sq. ft / 110.27 sq. m (Excluding Restricted Height Area)



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	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	