



Winkworth

St. Pauls Way, London, N3

£1,100,000 *Freehold*



We are pleased to offer this beautifully presented family home, set on a quiet residential turning within a short distance to Victoria Park, Ballards Lane amenities, and local transport links such as Finchley Central Underground (Northern Line). The property has been modernised throughout and is comprised of a spacious hallway entrance with herringbone flooring, front reception room, open plan living / dining / modern fitted kitchen area with a

KEY FEATURES

- Prime location
- Semi detached
- Refurbished throughout
- Front reception room
- Open plan living / dining / kitchen area
- Three bedrooms
- Private rear garden
- Off street parking / Electric charger
- Planning permission granted for a loft extension



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020 8349 3388 | finchley@winkworth.co.uk



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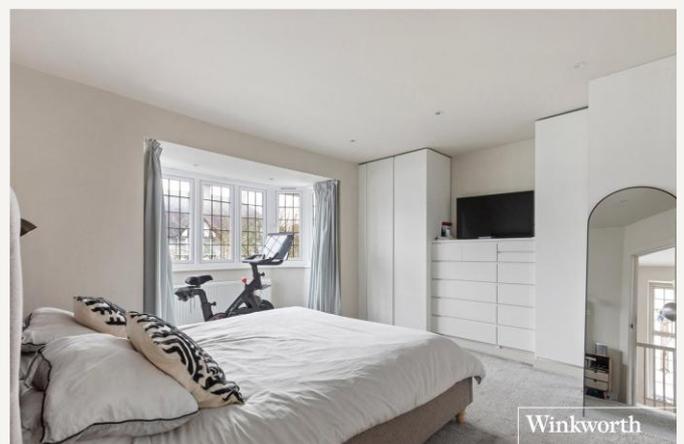
wonderful island, utility cupboard and downstairs cloakroom to complete the ground floor. The first floor consists of three bedrooms and a modern fitted family bathroom. Further benefits include a private rear garden with a patio area and artificial grass, off street parking for two cars with an electric charging point, solar panels AND PLANNING PERMISSION FOR A LOFT EXTENSION GRANTED. An internal viewing is highly recommended.



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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: B

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Approx. Gross Internal Floor Area 1412 sq. ft / 131.19 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	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/FIN260017>

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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