

est 1979



Avenue Road, London

£695,000

- Three Bedrooms
- Two Reception Rooms
- Cul-de-Sac Location
- Within 0.5 miles of Woodside Park tube station
- Within Proximity to Sought-after Schools
- Two Bathrooms
- Conservatory / Utility Area
- South-Facing Secluded Garden
- North Finchley High Road's Shops & Amenities Nearby
- Large Loft Room

# Avenue Road, London N12 8PY

We are pleased to offer this four bedroom mid-terraced house situated on a quiet cul-de-sac off North Finchley's High Road. Offered chain free and requiring modernisation throughout, this property presents a blank canvas for buyers looking to put their own stamp on a well-proportioned family home.

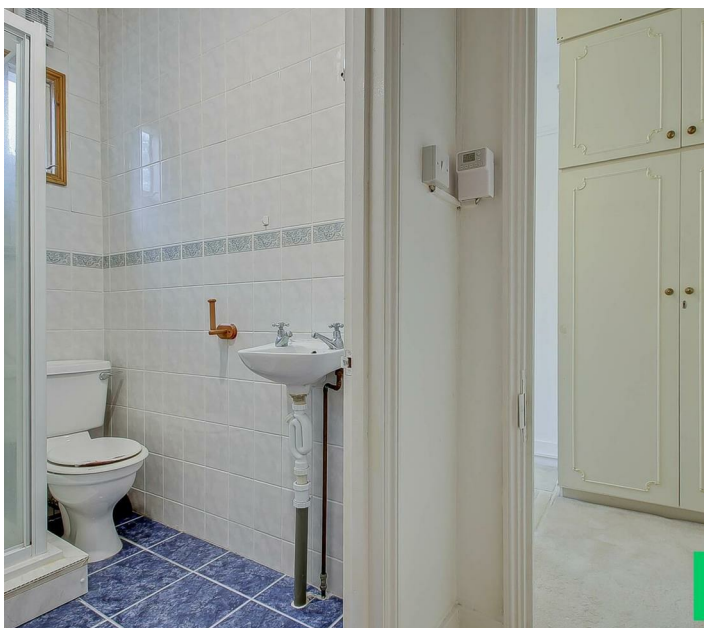
Set over three floors, this property comprises three bedrooms plus a loft room, a family bathroom on the ground floor as well as a shower room upstairs, two reception rooms, and kitchen with a wrap-around conservatory/utility area, with potential to extend subject to planning permission. Located within easy reach of North Finchley's local amenities and transport links, as well as desirable schools, this property is a must see for those looking for a project and early viewing is recommended.



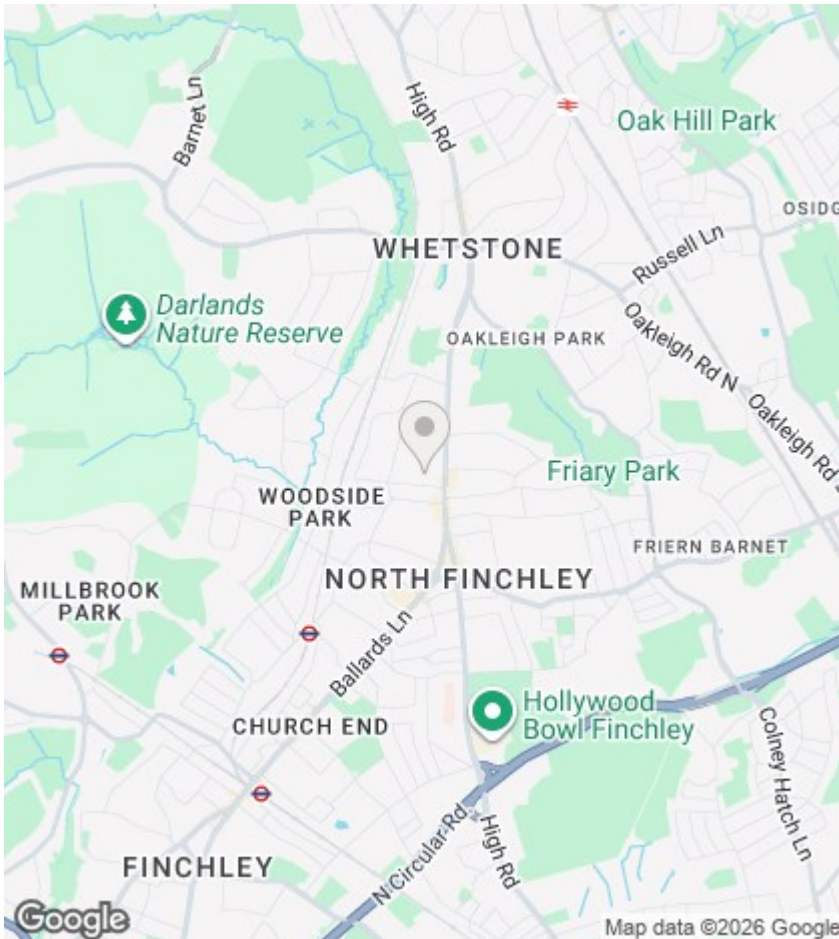
Council Tax Band: E











## Directions

## Viewings

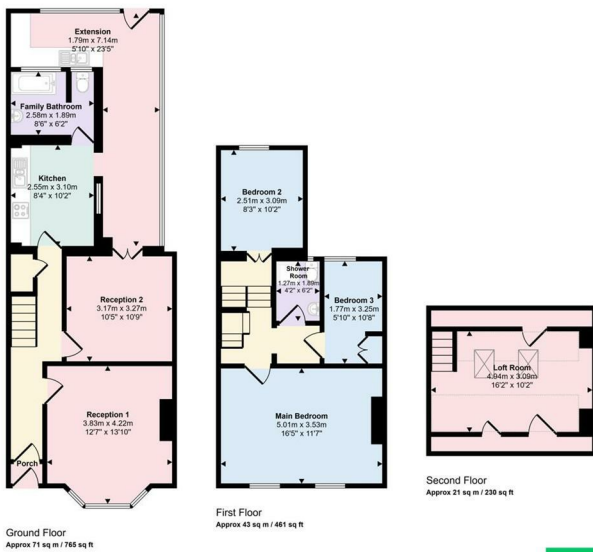
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
135 sq m / 1456 sq ft



□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any entry, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Scribe 365.

