



HOLLY PARK GARDENS, FINCHLEY, LONDON, N3  
£1,495,000 FREEHOLD

**A SPACIOUS, FIVE BEDROOM, SEMI  
DETACHED FAMILY HOME, SET ON A QUIET  
RESIDENTIAL TURNING.**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





**DESCRIPTION:**

Set in a prime N3 location, within easy access to local amenities, recreational parkland such as Stephens House Gardens and outstanding Ofsted rated schools, such as Akiva, we are pleased to market this family home. The property offers over 2100 sq. ft over three floors comprising of three reception rooms, five bedrooms, three bathrooms and additional WC. Further benefits include a large rear garden, balcony to the first floor and off street parking.

Offered on a chain free basis.

An internal viewing is highly recommended.

**AT A GLANCE**

- Prime location
- Semi detached
- Three reception rooms
- Five bedrooms
- Three bathrooms
- Private rear garden with a terrace area



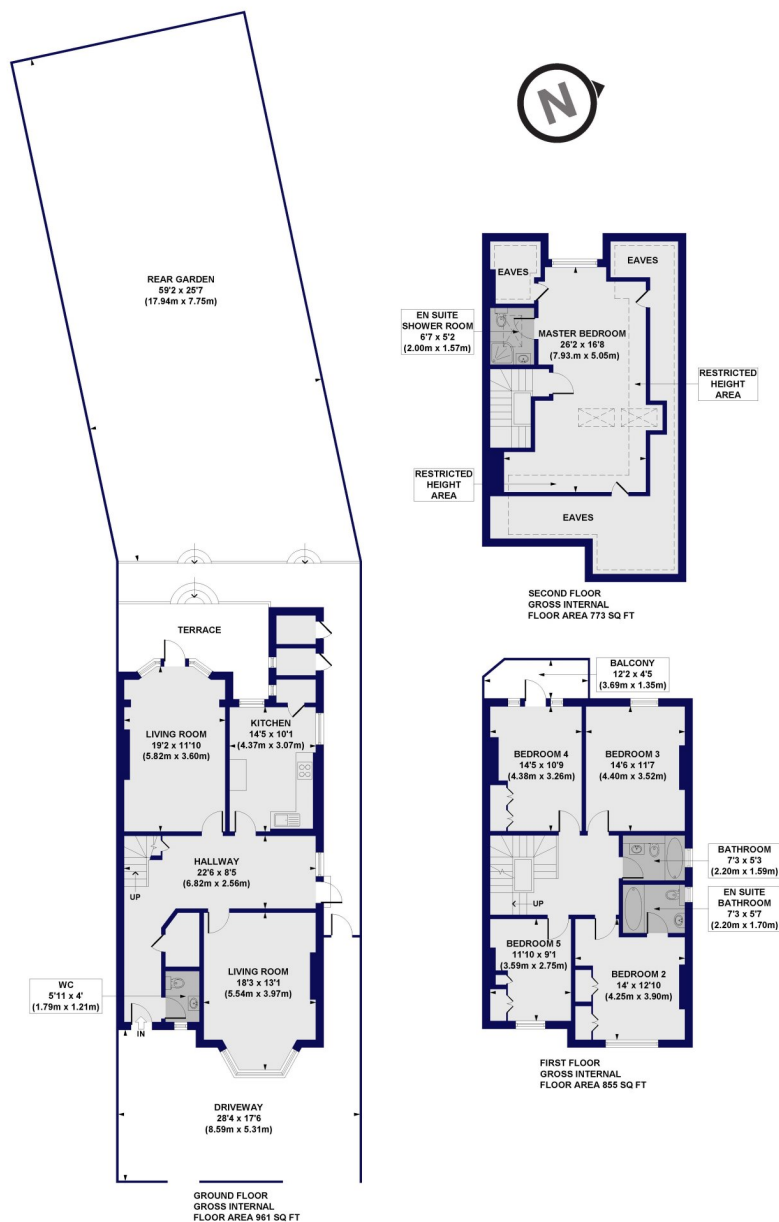






# Holly Park Gardens, N3

Approx. Gross Internal Floor Area 2588 sq. ft / 240.45 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 2165 sq. ft / 201.14 sq. m (Excluding Restricted Height Area & Eaves)



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**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

EPC Rating: E

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.

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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.