



STANHOPE AVENUE, FINCHLEY, LONDON, N3
£750,000 LEASEHOLD

**A SPACIOUS WELL-PRESENTED THREE BEDROOM
DUPLEX FLAT SET IN A PRIME N3 LOCATION**

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DESCRIPTION:

We are delighted to offer to the market, this well-presented and spacious first floor and second floor period style conversion flat oozing charm and character! The property is conveniently located for Regents Park Road, Ballards Lane and Temple Fortune amenities, transport links, recreational parklands, such as Dollis Valley Greenwalk and Victoria Park and Outstanding Ofsted Rated primary schools such as Akiva. The property comprises of a good size reception room, fully fitted kitchen leading to a dining area, three bedrooms, with an en suite to the primary bedroom and family bathroom. Further benefits include off street parking and a long lease. An internal viewing is highly recommended!

COUNCIL TAX:

Band D

AT A GLANCE

- Duplex conversion flat
- Three bedrooms
- Two bathrooms
- Reception
- Dining area
- Fitted kitchen
- Off street parking
- Conveniently located

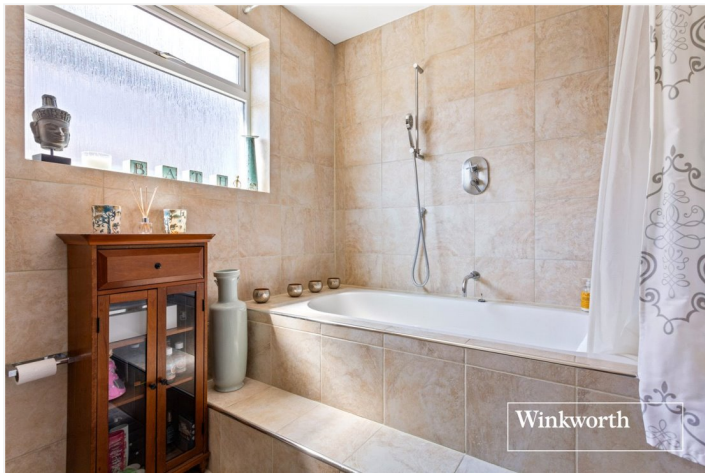




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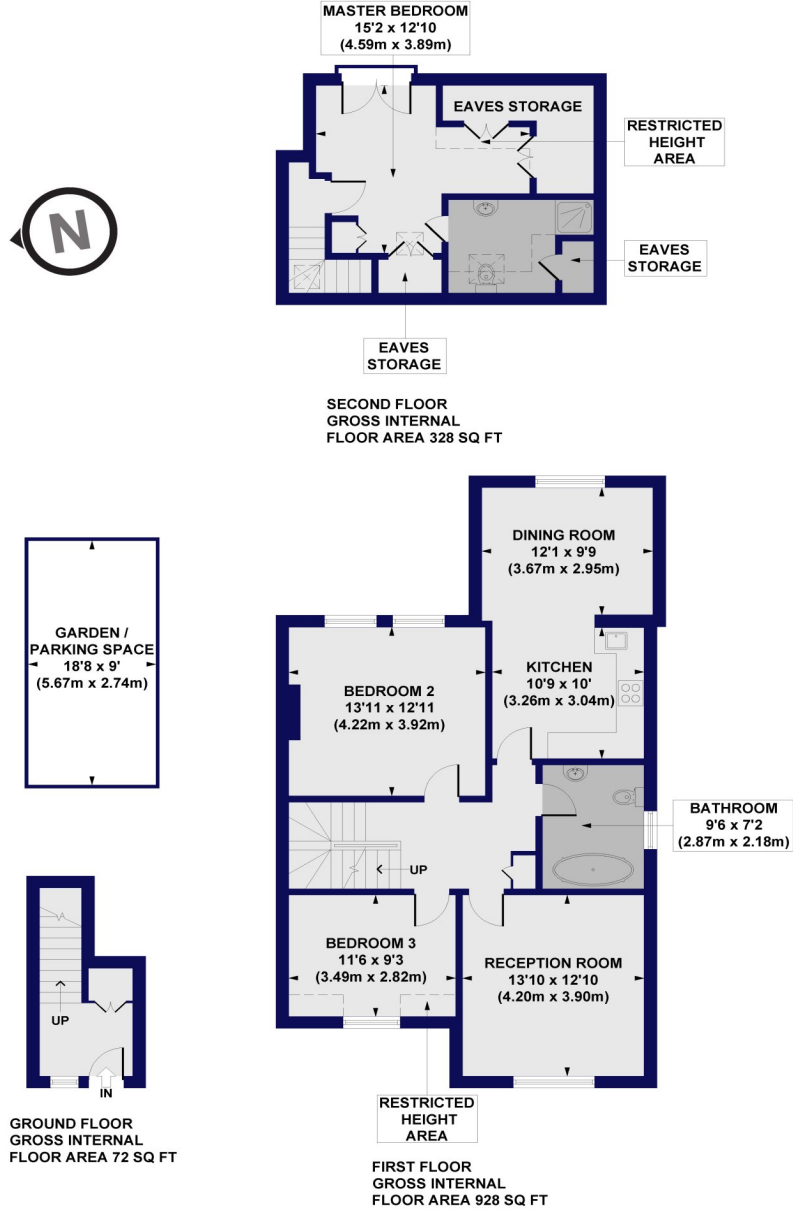
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Stanhope Avenue, N3

Approx. Gross Internal Floor Area 1328 sq. ft / 123.38 sq. m (Including Restricted Height Area & Eaves Storage)
 Approx. Gross Internal Floor Area 1198 sq. ft / 111.29 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	