



WINDERMERE AVENUE, LONDON, N3  
£1,595,000 FREEHOLD

A SPACIOUS AND BEAUTIFULLY PRESENTED  
FAMILY HOME, SET ON A PREMIER ROAD IN  
THE N3 AREA.

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## DESCRIPTION:

Set in a prestigious turning, within close proximity to local amenities, transport links and highly popular schools, such as Akiva and St. Theresa's Primary School, we are pleased to offer this spacious semi-detached family home. The property, already being very spacious, offering in excess of 2100 sq ft of living space, still has great potential for further expansion (stpp). The property has been renovated to an extremely high standard and comprises of a spacious hallway entrance, front reception room, rear reception room leading to an extended fully fitted kitchen / dining area with a lovely island in the heart of the room, overlooking a large and private rear garden and a guest WC to complete the ground floor.

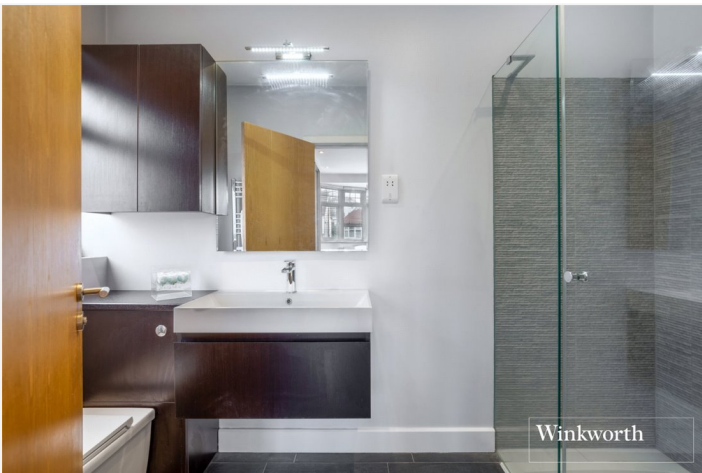
To the first floor the property comprises of three bedrooms with the primary bedroom benefiting from a dressing room and en-suite and a modern fitted family bathroom. An additional two bedrooms and shower room are situated on the second floor. Further benefits include plenty of storage throughout, and off street parking for ample cars. This wonderful family home is being offered on a chain free basis and an internal viewing is highly recommended via the seller's main agent.

## AT A GLANCE

- Set on a premier turning in N3
- Spacious and well presented family home
- Large kitchen / dining area
- Two further reception rooms
- Five bedrooms
- Three bathrooms
- Off street parking for ample cars

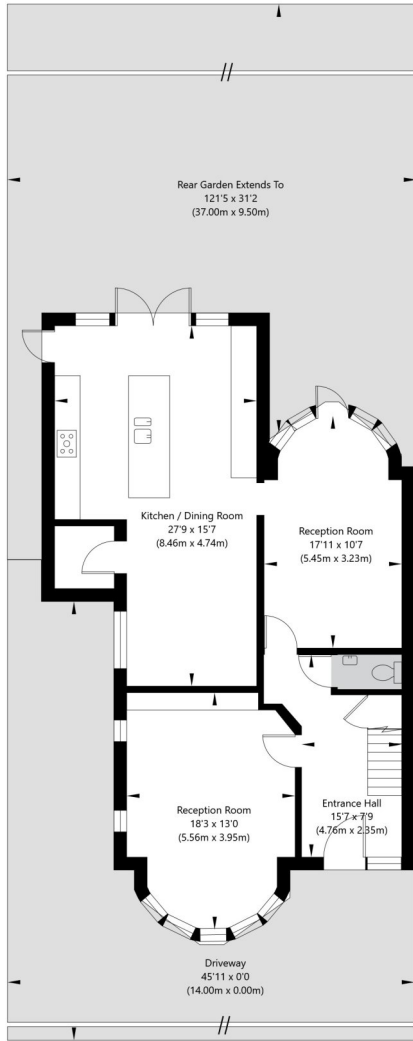




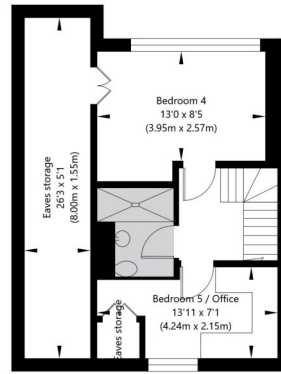




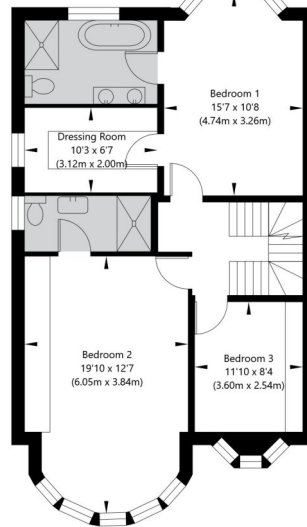
# Windermere Avenue, Finchley N3 3RA



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 86.19 SQ M / 928 SQ FT



Loft  
GROSS INTERNAL FLOOR AREA  
APPROX. 43.25 SQ M / 466 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 70.09 SQ M / 754 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 199.53 SQ M / 2148 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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.

**Tenure:** Freehold

**Council Tax Band:** G Barnet

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	69	
(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	

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