



**EAST END ROAD, LONDON, N3**  
**£1,250,000 FREEHOLD**

## **A SPACIOUS EDWARDIAN HOUSE SET IN A PRIME N3 LOCATION**

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**DESCRIPTION:**

Set in a popular N3 location, within walking distance of local amenities, Finchley Central underground station, Good Ofsted Rated schools, such as Akiva and St Theresa's Primary Schools and recreational pursuits, such as Stephens House & Gardens, Finchley Cricket Club and Pure Gym, we are pleased to offer this spacious Edwardian family home. The property currently comprises of three flats set over three floors and would make an ideal Buy-to-Let Investment with a great rental return, or it could be returned to a spacious semi-detached family home. Further benefits include off street parking, a private South facing rear garden and garage. Offered on a chain free basis an internal viewing is highly recommended!

**AT A GLANCE**

- Set in a prime location
- Spacious semi-detached family home
- Currently laid out as three flats
- South facing rear garden
- Off street parking & garage
- Fantastic Buy-to-Let opportunity
- Offered chain free



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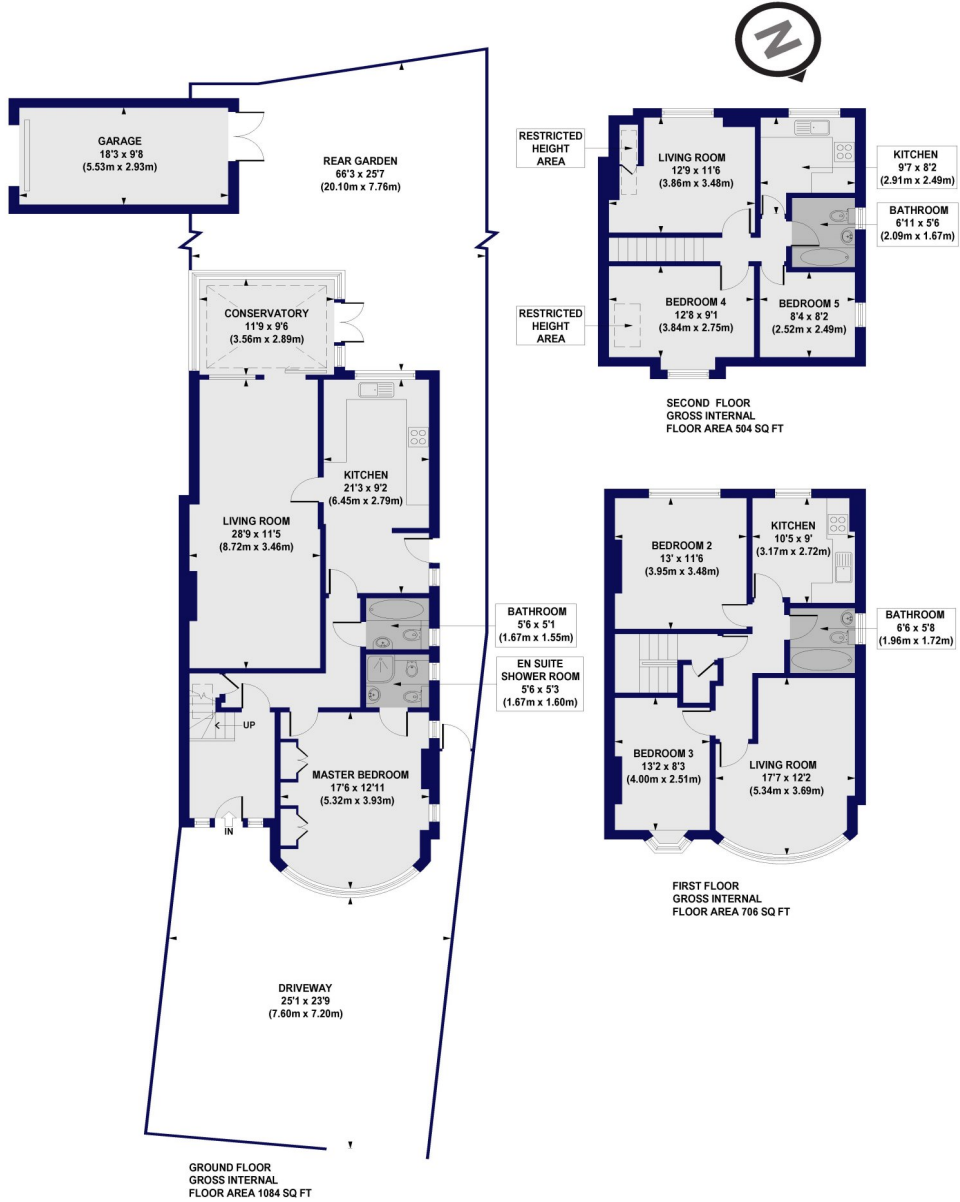






# East End Road, N3

Approx. Gross Internal Floor Area 2468 sq. ft / 229.31 sq. m (Including Restricted Height Area & Garage)  
 Approx. Gross Internal Floor Area 2266 sq. ft / 210.51 sq. m (Excluding Restricted Height Area & Garage)



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	72	80
(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	