



AMBERDEN AVENUE, FINCHLEY, LONDON, N3
£2,350,000 FREEHOLD

A SPACIOUS WELL-PRESENTED DOUBLE-FRONT DETACHED HOUSE SET ON A PRIME N3 LOCATION

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DESCRIPTION:

Set on a prestigious turning within close proximity to local amenities, transport links and Good Ofsted Rated Primary Schools, such as Akiva and St. Theresa's, we are pleased to offer this spacious double-fronted detached family home. The property offers great living space over three floors with potential for expansion (stpp). The ground floor comprises of front reception room, through-lounge, modern fitted eat-in kitchen and downstairs wc. The first floor has three bedrooms with the primary bedroom having a walk-in dressing room and en suite, and family bathroom and the top floor consists of two bedrooms (one with en suite). Further benefits include a large rear garden with a studio (currently being used as a bedroom with en suite shower) and off street parking. An internal viewing is highly recommended!

AT A GLANCE

- Double fronted detached house
- prime location
- through lounge
- additional reception room
- eat in kitchen
- five bedrooms
- off street parking
- private rear garden

COUNCIL TAX: Band G

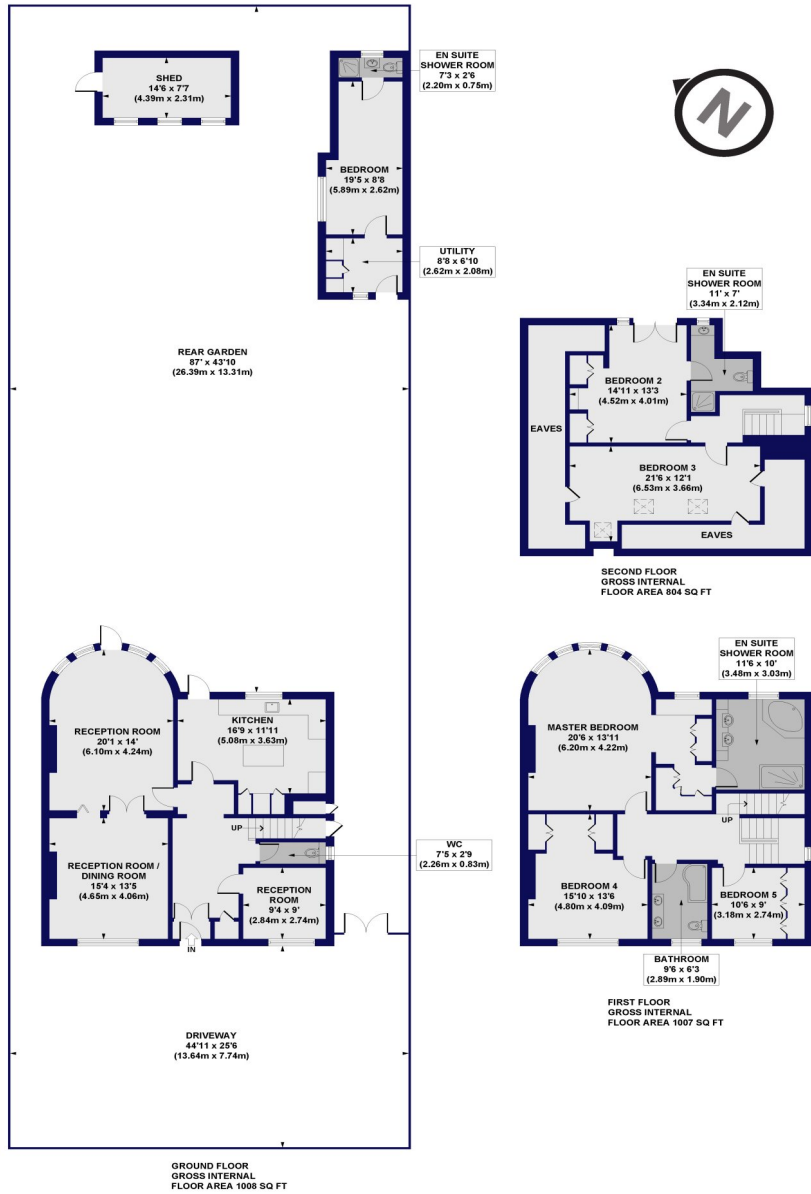




Amberden Avenue, N3

Approx. Gross Internal Floor Area 3186 sq. ft / 296.00 sq. m (Including Outbuilding, Shed & Eaves)

Approx. Gross Internal Floor Area 2552 sq. ft / 237.10 sq. m (Excluding Outbuilding, Shed & 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	78
England, Scotland & Wales	
EU Directive 2002/91/EC	