



PARK CRESCENT, FINCHLEY, LONDON, N3
£1,225,000 FREEHOLD

**A BEAUTIFULLY PRESENTED PERIOD STYLE
FAMILY HOME SET IN A PRIME LOCATION**

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DESCRIPTION:

We are pleased to offer this period style family home ideally located for shopping facilities, transport links, Good Ofsted Rated schools and within walking distance to Victoria Park. The property oozes charm with the ground floor comprising of a spacious entrance hallway with period fireplace, front reception room, dining room, fully fitted eat-in kitchen, downstairs shower room/wc and rear garden. The first floor comprises of four bedrooms and bathroom. Further benefits include a garage and off-street parking. This truly is a 'wow factor' house and an internal viewing is highly recommended!

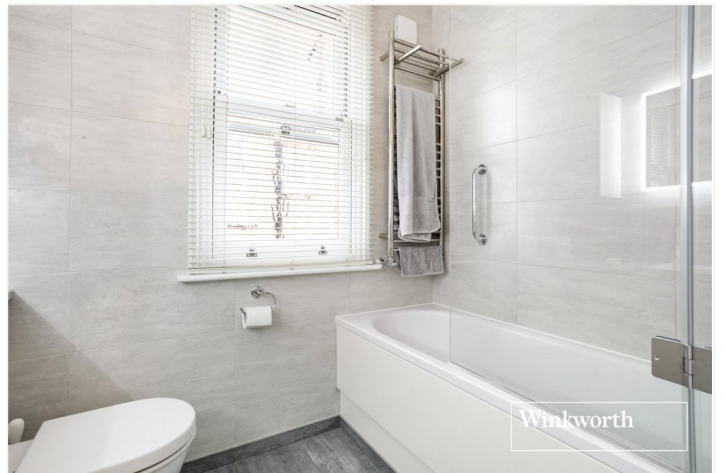
COUNCIL TAX:

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AT A GLANCE

- Period style family home
- Two reception rooms
- Eat-in-kitchen
- Downstairs Shower room/wc
- Four bedrooms
- Rear garden
- Garage & off-street parking
- Close to Victoria Park

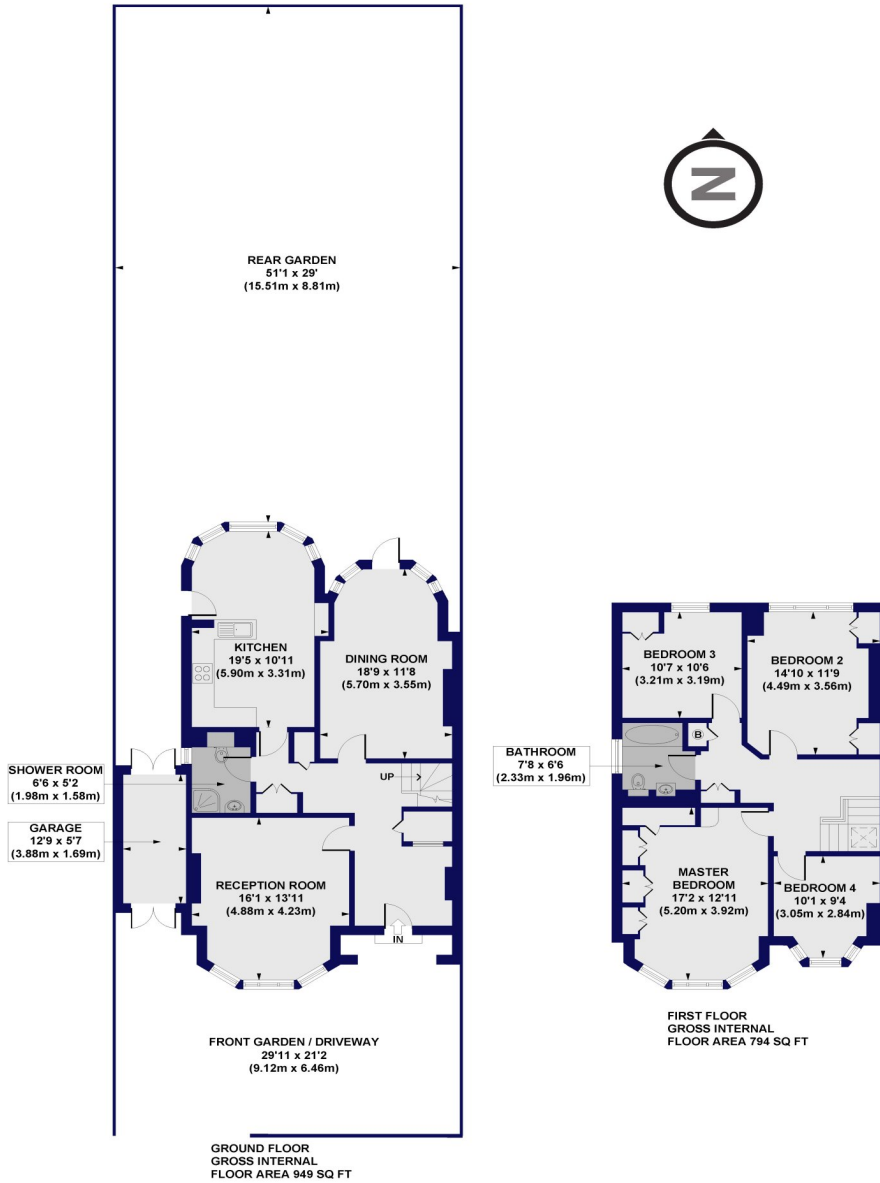




Park Crescent, N3

Approx. Gross Internal Floor Area 1743 sq. ft / 161.90 sq. m (Including Storage)

Approx. Gross Internal Floor Area 1666 sq. ft / 154.76 sq. m (Excluding 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(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	