



CORNWALL AVENUE, LONDON, N3
£995,000 FREEHOLD

**A WELL-PRESENTED FOUR BEDROOM END OF
TERRACE HOUSE SET IN A PRIME N3
LOCATION**

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DESCRIPTION:

We are pleased to offer this well-presented spacious four bedroom end of terraced family home, situated on a popular turning off Ballards Lane, within a short walking distance to shopping amenities, both West Finchley and Finchley Central underground stations, Victoria Park and being in the catchment area for Good Ofsted Rated Primary Schools. The ground floor comprises of entrance hallway, front reception room, dining room leading to a further reception room, fully fitted kitchen, utility area, downstairs wc, access to rear garden and garage/storage. To the first floor there are four bedrooms and family bathroom. Further benefits include off street parking and potential to extend (stpp). An internal viewing is highly recommended!

COUNCIL TAX: Band F

AT A GLANCE

- End of terrace family home
- Three reception rooms
- Utility area
- Four bedrooms
- Off street parking & Garage
- Rear garden
- Walking distance to Victoria Park
- Ideal location for amenities & transport





Cornwall Avenue, N3

Approx. Gross Internal Floor Area 1592 sq. ft / 147.94 sq. m (Including Garage & Storage)
 Approx. Gross Internal Floor Area 1459 sq. ft / 135.54 sq. m (Excluding Garage & 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-)	A		
(81-91)	B		85
(69-80)	C	75	
(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	