



**LICHFIELD GROVE, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £1,100,000 FREEHOLD**

**A UNIQUE OPPORTUNITY WITH A VAST
AMOUNT OF POTENTIAL TO DEVELOP /
EXPAND STPP**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

Set on a popular turning, moments from Regents Park Road, Ballards Lane amenities, Finchley Central underground station, good local schools and recreational parkland, we are delighted to offer this unique semi-detached house sitting on an extremely large plot with a private rear garden nearing 200ft . The property is currently unmodernised but has a vast amount of potential and development opportunity stpp. Currently the property comprises of a through lounge, kitchen leading to a further reception room (extended), three bedrooms, family bathroom and sauna (potential to turn the bathroom into a fourth bedroom and the sauna into a bathroom). Further benefits also include an integral garage and off street parking. This unique plot is not to be missed and an internal viewing is highly recommended. Call the vendors sole agents to not miss out on a wonderful opportunity.

AT A GLANCE

- Set in a prime location
- A unique plot
- Semi-detached house
- Through lounge
- Extended on the ground floor
- Three bedrooms
- Bathroom & Sauna
- Parking & Garage
- 200ft Private Garden

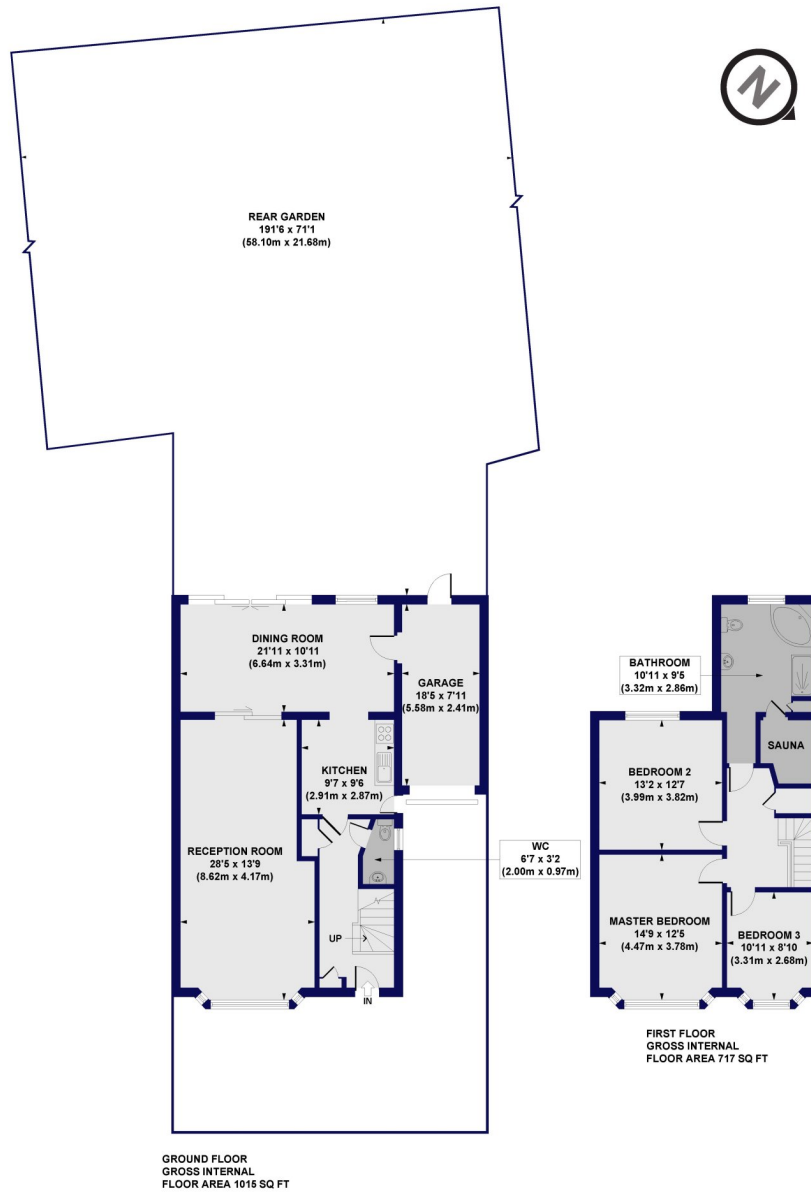




Lichfield Grove, N3

Approx. Gross Internal Floor Area 1732 sq. ft / 160.90 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1572 sq. ft / 146.06 sq. (Excluding 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		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	