



STANHOPE AVENUE, LONDON, N3

We are happy to offer this gorgeous extended four bedroom end of terrace family home with westerly aspect rear garden and parking to rear. The property boasts two modern bathroom suites, a huge eat-in modern kitchen with original parquet flooring in the hallway and further laminate flooring throughout. The property is bright and airy and offers comfortable family living space. As well as the garage there are parking facilities for two cars to the rear of the house. The garden is a sun trap and great for entertaining friends and family. Located 0.6 miles from Finchley Central tube station. Would suit a large family and is ideal for professionals.

This property is offered unfurnished excluding any bills and is subject to employment and credit referencing.

We employ an external referencing company to carry out our referencing for us. They use an affordability criteria that would require prospective tenants to be able to show a combined annual gross salary of 30 times the monthly rent to pass referencing. (In this instance: £112'5k per annum)



ACCOMMODATION

MICHAEL WRIGHT ARE HAPPY TO OFFER THIS GORGEOUS EXTENDED FOUR BEDROOM END OF TERRACE FAMILY HOME WITH WESTERLY ASPECT REAR GARDEN AND PARKING TO REAR. THE PROPERTY BOASTS TWO MODERN BATHROOM SUITES, A HUGE EAT-IN MODERN KITCHEN WITH ORIGINAL PARQUET FLOORING IN THE HALLWAY AND FURTHER LAMINATE FLOORING THROUGHOUT. THE PROPERTY IS BRIGHT AND AIRY AND OFFERS COMFORTABLE FAMILY LIVING SPACE. AS WELL AS THE GARAGE THERE ARE PARKING FACILITIES FOR TWO CARS TO THE REAR OF THE HOUSE. THE GARDEN IS A SUN TRAP AND GREAT FOR ENTERTAINING FRIENDS AND FAMILY. LOCATED 0.6 MILES FROM FINCHLEY CENTRAL TUBE STATION. WOULD SUIT A LARGE FAMILY AND IS IDEAL FOR PROFESSIONALS.

PRICE: £3,750 PER CALENDAR MONTH PER CALENDAR MONTH

ENTRANCE HALL



FRONT RECEPTION 14'1" x 14'1" (4.3m x 4.3m)



REAR RECEPTION



KITCHEN / DINER 22'3" x 18'8" (6.78m x 5.69m)



KITCHEN / DINER (pic 2)



KITCHEN / DINER (pic 3)



DOWNSTAIRS SHOWER ROOM 8'10" x 4'11" (2.7m x 1.5m)



LANDING



BEDROOM 1 14'1" x 12'9" (4.3m x 3.9m)



BEDROOM 2 12'1" x 11'1" (3.7m x 3.4m)



BEDROOM 3 9'2" x 9'2" (2.8m x 2.8m)



BEDROOM 4 8'6" x 7'6" (2.6m x 2.3m)

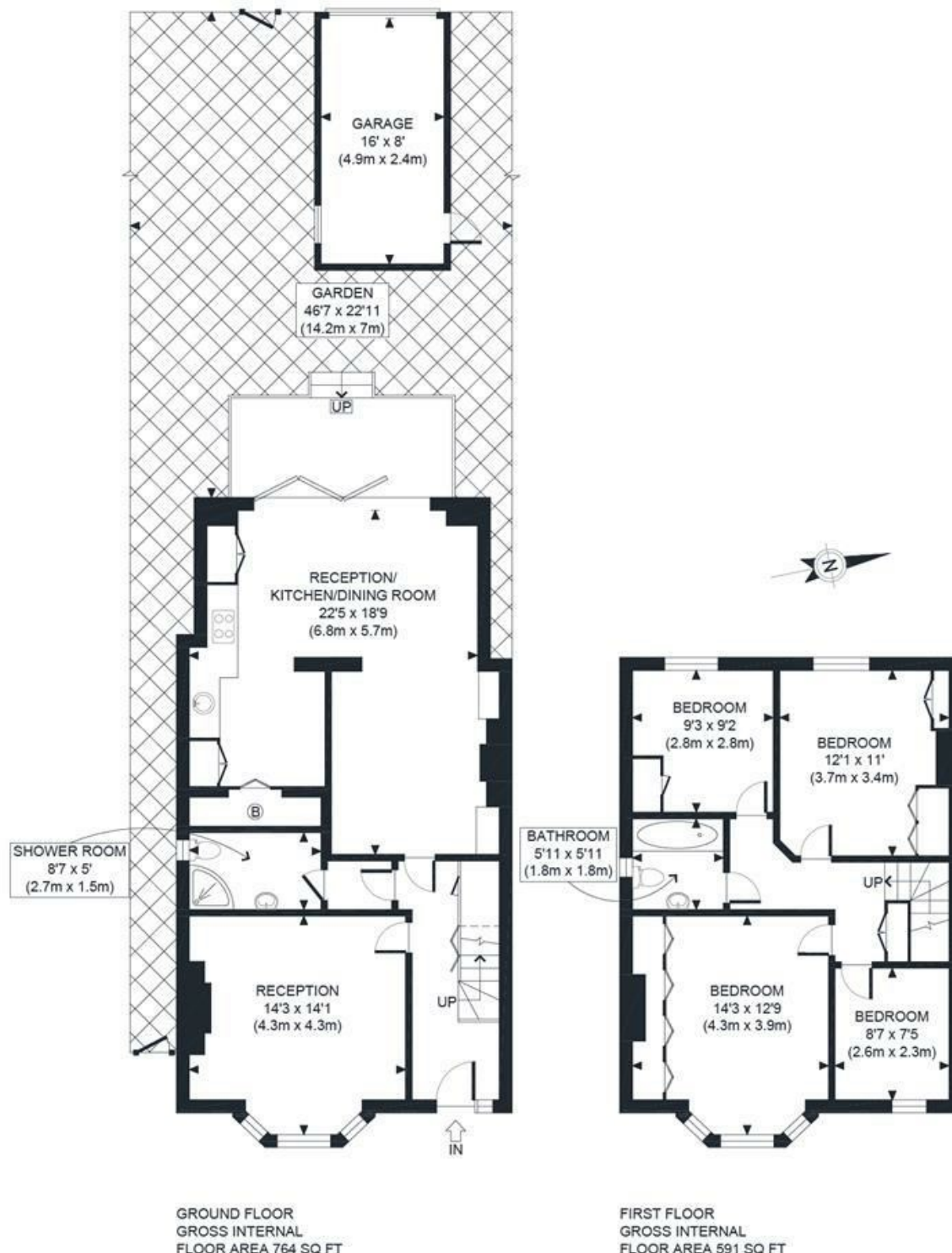
A modern bathroom with beige wall tiles, a white toilet, a white sink with a chrome faucet, and a white bathtub with a glass shower door. A window with a white frame is visible above the toilet.



GARDEN



GARAGE 16'0" x 7'10" (4.9m x 2.4m)



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1483 SQ FT / 138 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1355 SQ FT / 126 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Stanhope Ave

date 02/10/25

photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255

sales@michaelwright.co.uk