



Windermere Avenue | London | N3

Asking price £1,750,000 | Freehold



ADN
RESIDENTIAL

A truly exceptional family home, presented in turnkey condition and finished to the highest of standards, situated on one of Finchley's premier roads. This outstanding property has been extensively refurbished, reconfigured, and completely redesigned for modern open-plan living, offering approximately 2,013 sq ft of beautifully arranged accommodation across just two floors.

Upon entry, you are welcomed by an elegant hallway leading to a generous 27 ft reception room featuring bi-fold doors opening onto a private south-east facing garden. The semi open-plan kitchen boasts striking stone worktops and is complemented by a separate utility room. The ground floor further benefits from a study and a guest W/C.

The first floor comprises a luxurious principal bedroom suite with bespoke cabinetry, a dressing room, and a stunning en-suite bathroom, alongside two further double bedrooms and a contemporary family bathroom. Additional features include double-glazed windows, air conditioning, off-street parking, and a separate garage.

- Three/Four Bedrooms
- Striking Kitchen
- Study
- Air conditioning
- Off Street Parking
- Spacious Reception Room
- Two Bathrooms
- Guest WC
- Private Garden
- Separate Garage

Council Tax Band: G
EPC: C









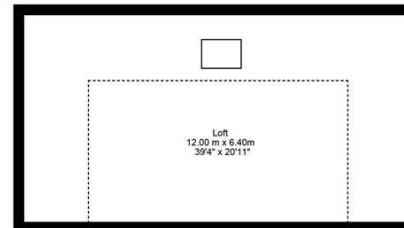
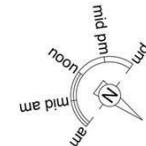


Windermere Avenue, N3

Approximate Gross Internal Area = 2013 sq ft / 187.02 sq m

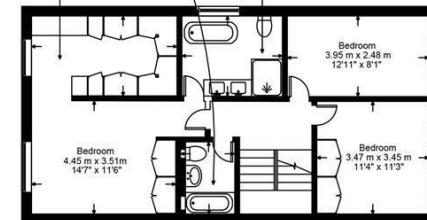
Restricted Height = 450 sq ft / 41.8 sq m Shed = 58 sq ft / 5.4sq m

Loft = 826 sq ft / 76.8 sq m
(Excluding from the Approximate Gross Internal Area)



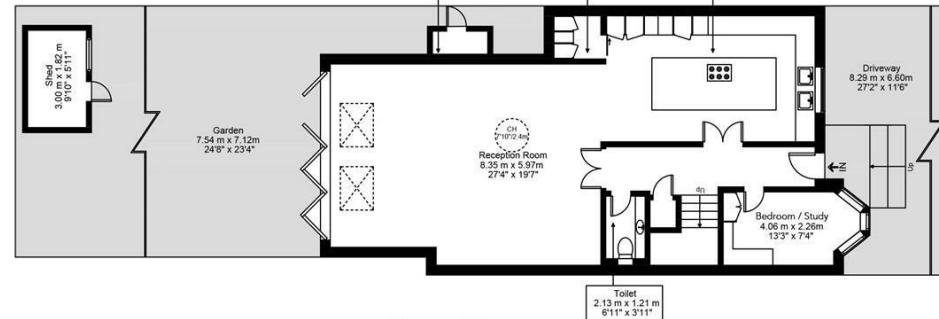
Second Floor

Walk In Wardrobe 4.18m x 2.41m 13'6" x 7'10"
Bathroom 2.22m x 1.84m 7'3" x 6'0"
Bathroom 3.10m x 2.46m 10'2" x 8'9"



First Floor

Shed 1.71 m x 0.71 m 5'7" x 2'3"
Laundry Room 1.44 m x 1.34 m 4'8" x 4'4"
Kitchen 6.32 m x 3.89 m 20'9" x 12'9"



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer



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			
England & Wales		EU Directive 2002/91/EC	

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