



Hamilton Way, West Finchley, N3 1AN
£1,150,000 Freehold Council Tax Band E

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to bring to the market this FOUR BEDROOM, THREE BATHROOM family home situated on one of West Finchley's premier streets, presented in good condition throughout and benefiting from a GARAGE OWN DRIVE.

The ground floor accommodation comprises two well proportioned receptions rooms, a large separate kitchen and a guest cloakroom. To the first floor, there are three double bedrooms, including one with an en-suite, as well as the family bathroom. The principal bedroom is on the top floor, with an en-suite and fitted storage.

Externally, there is a private driveway with garage, front garden and good sized rear garden with shed.

Potential to extend to the back and side (STPP).

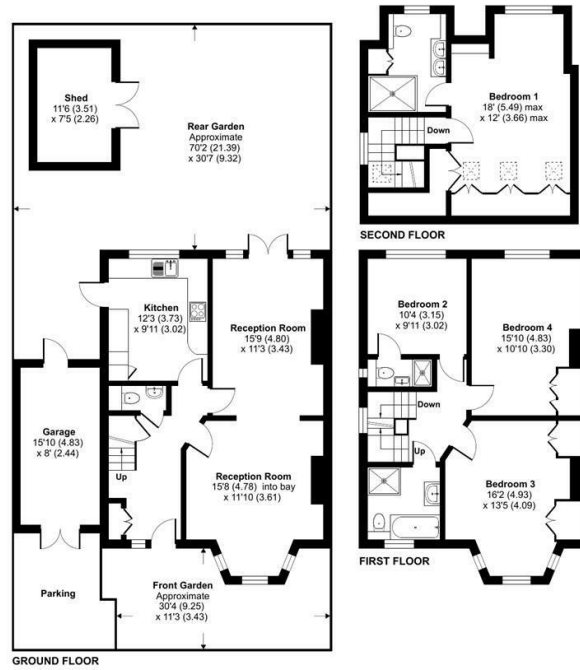
Sole Agent





Hamilton Way, London, N3

Approximate Area = 1664 sq ft / 154.5 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 86 sq ft / 7.9 sq m
 Total = 1877 sq ft / 174.1 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024.
 Produced for Real Estates - REF: 1169684

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		82
B (81-90)		
C (69-80)	66	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:
 14/14a Sussex Ring
 Woodside Park N12 7HX

ll : 020 8445 6387
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk