



Lansdowne Road, West Finchley, N3 1ET  
Offers In Excess Of £1,250,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

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\* PROBATE SALE - GRANT AWAITED \*

Real Estates are pleased to offer on a CHAIN FREE basis this unique DETACHED family home set on a desirable residential street in the heart of West Finchley, available to purchase for the first time in 70 YEARS.

This FOUR BEDROOM house comes with a 100 FOOT REAR GARDEN, as well as a large garage/workshop and private driveway with off street parking for multiple cars.

The current residence, which is in need of modernisation throughout, provides three reception rooms, two bathrooms, kitchen and entrance hallway, although significant extensions are possible to the side, into the loft and out the back (STPP).

West Finchley & Finchley Central Northern Line Stations are within easy reach, plus the shops, cafes and restaurants of Ballards Lane and the Dollis Valley Greenwalk.

SOLE AGENT





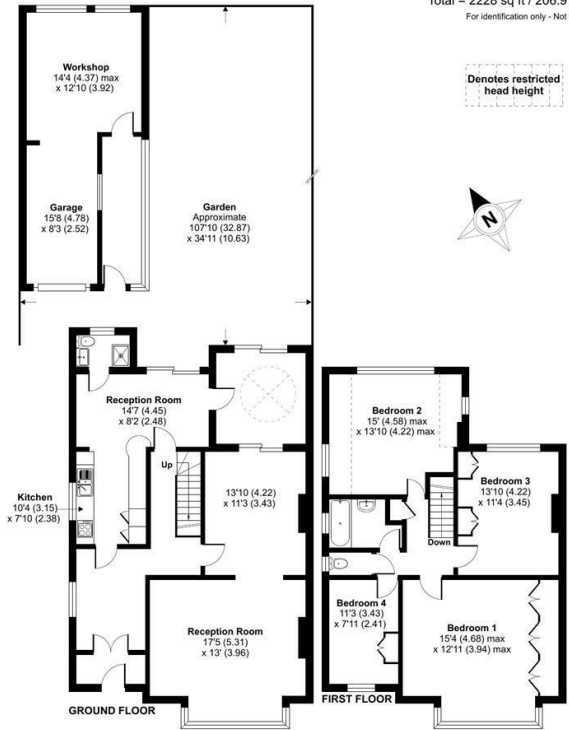




Lansdowne Road, London, N3

Approximate Area = 1784 sq ft / 165.7 sq m  
Limited Use Area(s) = 54 sq ft / 5.0 sq m  
Garage = 390 sq ft / 36.2 sq m  
Total = 2228 sq ft / 206.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1228555

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		77
B (81-90)		
C (69-80)		60
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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