

# roundtree

real estate



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## Tillingbourne Gardens, Finchley N3

Offers over **£1,600,000**



5



2



Y

Freehold



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NW4



BRITISH  
PROPERTY  
AWARDS

2022 - 2023

★★★★★

**GOLD WINNER**

LETTING AGENT  
IN NW4

*A fresh approach to your property journey...*

Situated on a large corner sited plot is this exquisite detached family residence located in one of Finchleys premier turnings, with a total area of approximately 3400 sq ft/315.68 sq m with huge potential to extend to the rear, side and loft of the property (subject to planning permission). The house has a striking entrance with a curved bay and an impressive vestibule area leading to a U-shaped staircase within the reception hallway.



Five bedrooms

Two bathrooms (One  
Ensuite)

Two reception rooms

Spacious Kitchen/ Breakfast  
room

Study

Ground floor cloakroom

Huge rear Garden

Detached garage

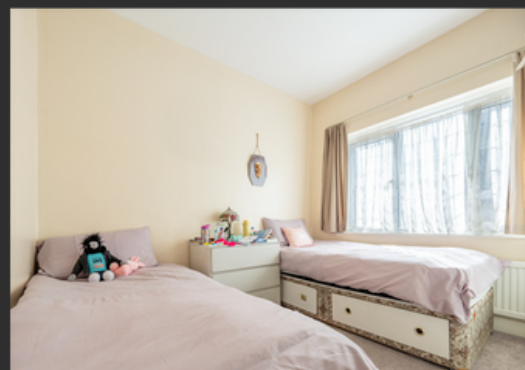
Covered outdoor Swimming  
Pool

Carriage Driveway providing  
off street parking for  
numerous cars

Chain Free

Sole Agents





On the ground floor, the accommodation includes a spacious lounge and dining room providing ample space for both living and dining purposes. Additionally, there is a third reception room at the front which can be used as a study room, a kitchen/breakfast room and a ground floor cloakroom with a w/c.

Moving to the first floor, there is a main bedroom suite with a large ensuite bathroom, and four additional bedrooms. Also, there is a family-style bathroom on this floor.

Externally, the house boasts a brick paved carriage driveway, providing ample parking for numerous cars. The Enormous rear garden is mature and mainly laid to lawn, offering a pleasant outdoor space for relaxation and recreation plus a magnificent covered outdoor swimming pool measuring approximately 35ft x 24ft plus a large Detached garage to the rear with separate access. The location of the house is 0.8 miles from Finchley Central, which is served by the Underground and is in Zone 3 of the London transportation system.



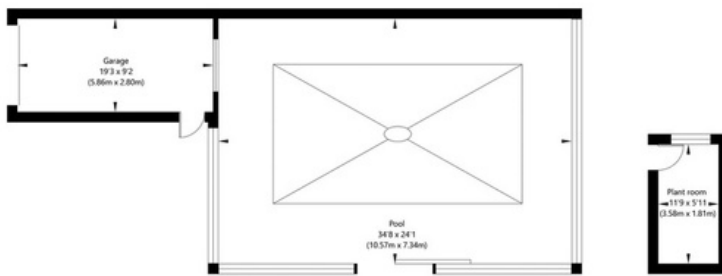
# Floorplan

Tillingbourne Gardens, London N3 3JL

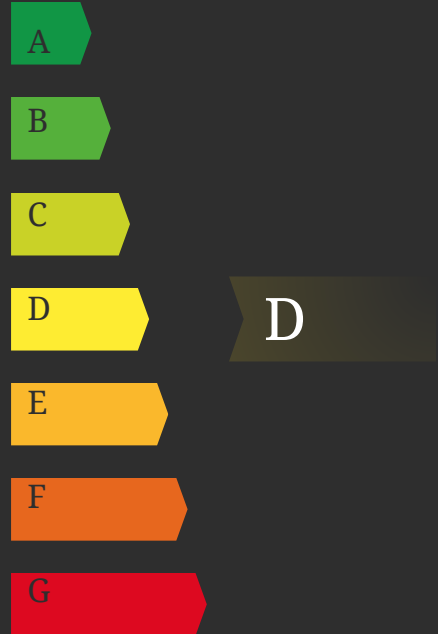


Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 108.4 SQ M / 1167 SQ FT

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 106.43 SQ M / 1146 SQ FT



## EPC



1 Sentinel Square, Brent Street  
Hendon, NW4 2EL

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APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDINGS 315.68 SQ M / 3399 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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