



Five bedroom EDWARDIAN semi detached house with 3 reception rooms, two bathrooms and off street parking for one car in need of modernising. Situated on this quiet, residential tree-lined street located between Dollis Park and Hendon Avenue in Finchley.

Plenty of local amenities can be found nearby in Finchley Central, including supermarkets, restaurants, bars, coffee shops, cafes and banks. There are a number of Primary and Secondary Schools nearby, along with open green spaces and Golf Clubs.

Finchley Central (Northern Line) Underground Station can be found 0.5 mile away, providing excellent transport links with fast and easy access in to Central London. There are also a number of major bus routes available.

By road, the A1 and A406 roads are easily accessible, providing access across London along with further connections to the M1 and M25 motorways.

Sole Agents

Lyndhurst Gardens, London, N3

£925,000

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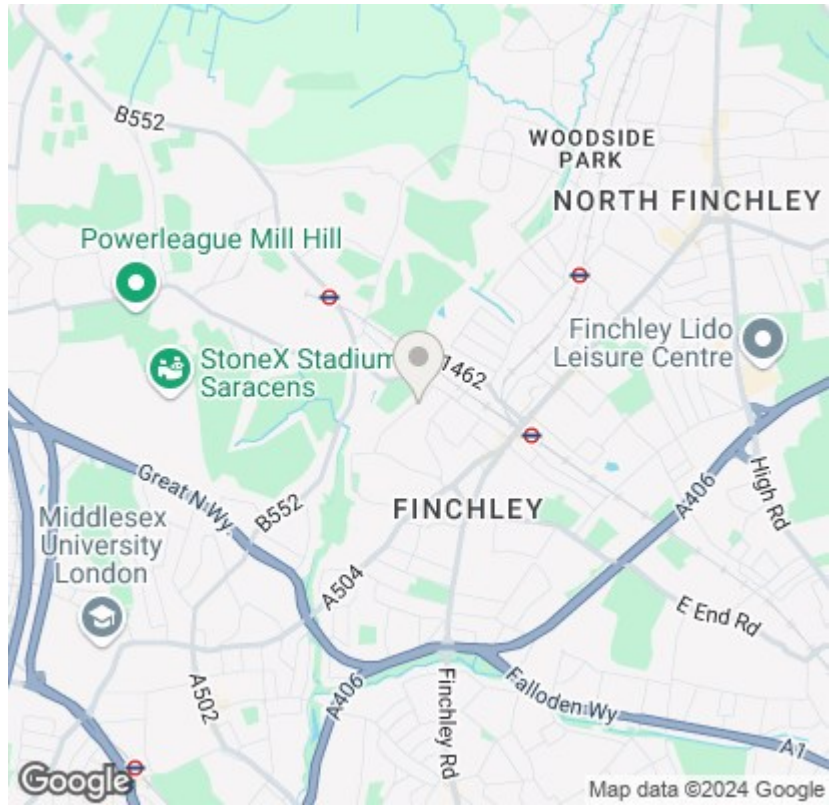


**FINCHLEYS  
ESTATES**

CLIENT FOCUSED. RESULTS DRIVEN.



- Desirable Location
- Edwardian Semi Detached
- Three Reception Rooms
  - Five Bedrooms
  - Two Bathrooms
- South East Facing Garden
- Side Access Pathway
- Family Home

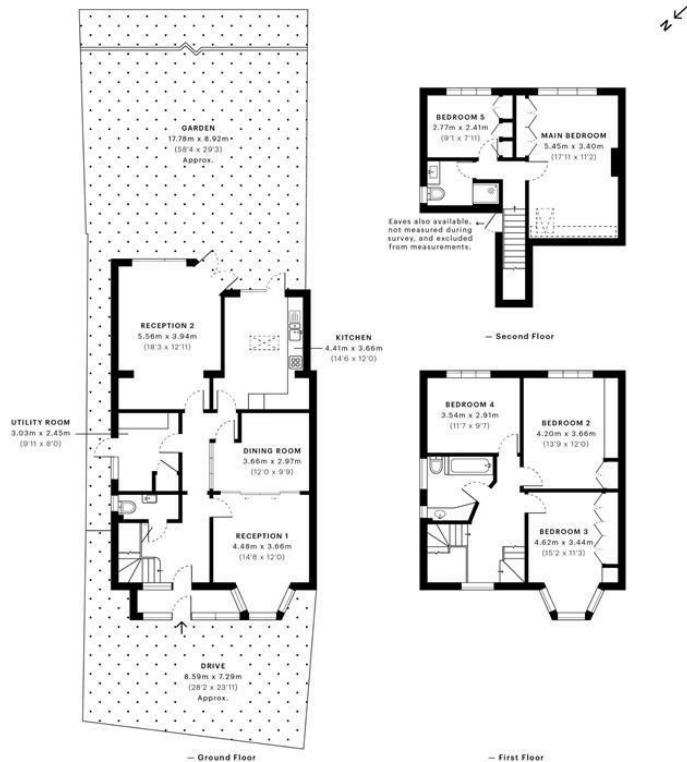


Lyndhurst Gardens, N3

CAPTURE DATE 25/01/2022 LASER SCAN POINTS 9,660,049

GROSS INTERNAL AREA

185.30 sqm / 1994.55 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
185.30 sqm / 1994.55 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes eaves, restricted head height  
169.83 sqm / 1828.03 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.48 sqm / 15.93 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 160.04 sqm / 1717.33 sqft  
IPMS 3C RESIDENTIAL 171.53 sqm / 1846.33 sqft

speco ID: 61ees2789fba80c497c9f81



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