

## 116 Church Lane , London, N2 0TB

We present this beautiful four bedroom, two bathroom, family home located in the Old East Finchley Village, N2. This well loved and immaculately presented house offers a wealth of character throughout and benefits a kitchen breakfast room, large living and dining area with double doors opening to a beautiful mature garden. To the first floor the property offers three bedrooms, family bathroom with stairs to the second floor bedroom and second bathroom. Local shops are close by whilst also being a short walk to East Finchley town centre, underground and Cherry Tree Open Space, with Kenwood House and Hampstead Heath nearby. Within the catchments to favoured schools, Rare to the market and must be viewed.

**£1,150,000**

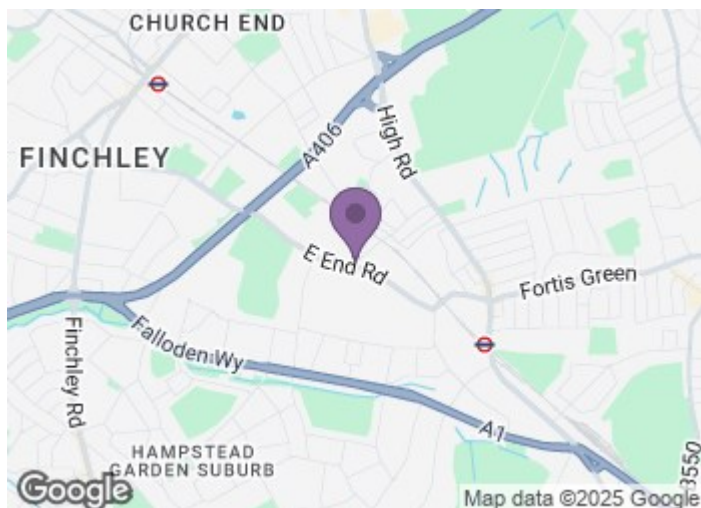


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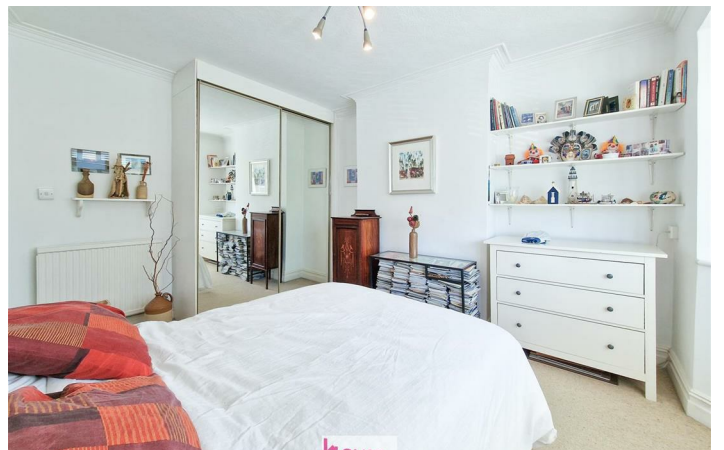
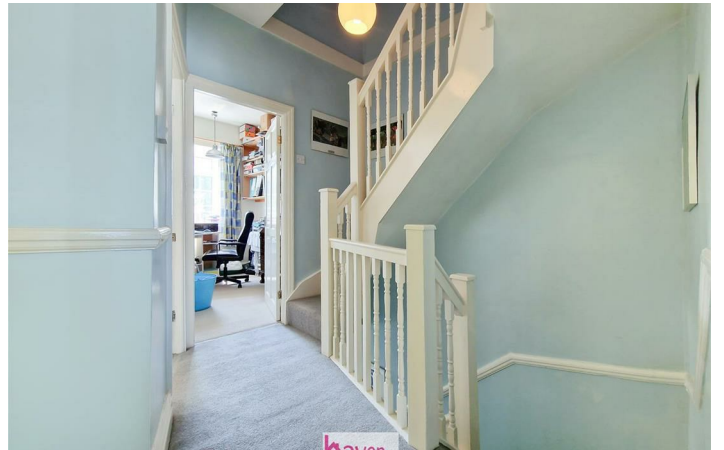
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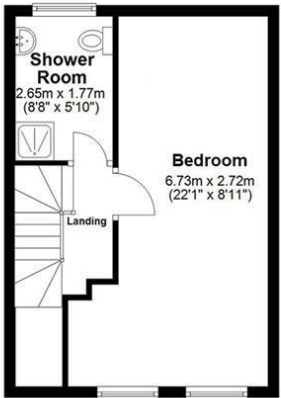
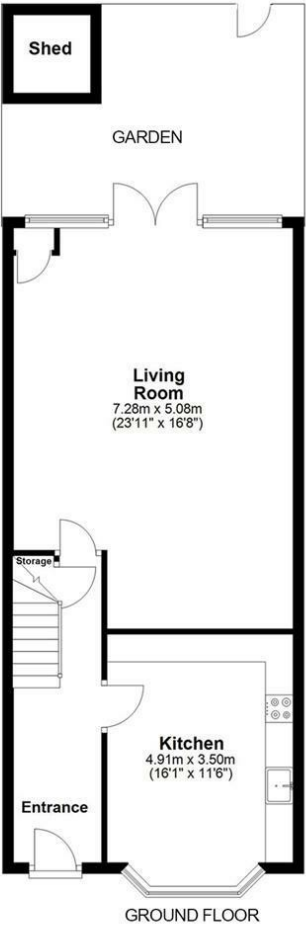
- Four Bedrooms
- Kitchen Breakfast Room
- Large Reception Dining Room
- Large Door Opening to Garden
- Two Bathrooms (One En-Suite)
- Beautiful ly Kept Garden



[Directions](#)



Floor Plan



Evolve  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	146.0
	Sq. feet	1571.4

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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