



Woodleigh Avenue, Finchley, N12 £3,250 Per Month Unfurnished

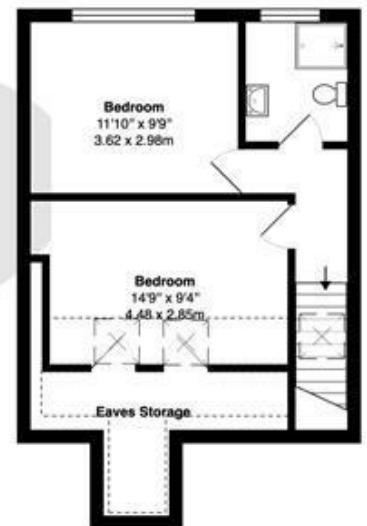
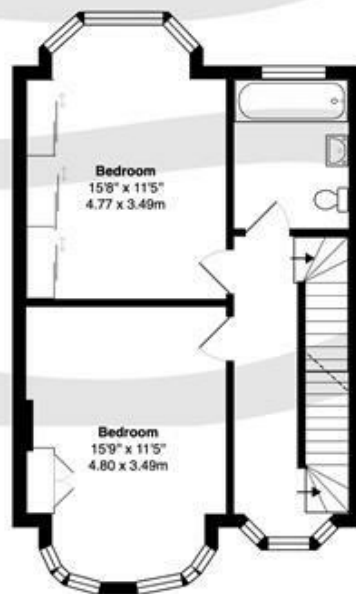
A wonderful family house, carefully extended and modeled for the current owners, to create a modern and spacious home of over 1600 sq ft (149.3 sqm) in this sought-after location.

The house is arranged as a large through reception with bay window, wooden floors and a feature fireplace, a dining room opening onto a fully fitted and equipped kitchen with sliding doors leading to a well kept, low-maintenance rear garden. The ground floor also features a guest WC and ample storage. Stairs leading to two double bedrooms and a bathroom on the first floor and a further 2 bedrooms and shower room on the second floor.

Off-street Parking.

Woodleigh Avenue is a quiet road close to The Wren Academy and Compton School. It is within easy access to local shops, cafes and restaurants and numerous bus and transport links including West Finchley and Woodside Park Stations (Northern Line) and New Southgate (Rail Station) and Arnos Grove Station (Picadilly Line).





Woodleigh Avenue, London N12

Total Gross Area: 1607 ft² ... 149.3 m² (excluding garden room, eaves storage, garage, driveway)

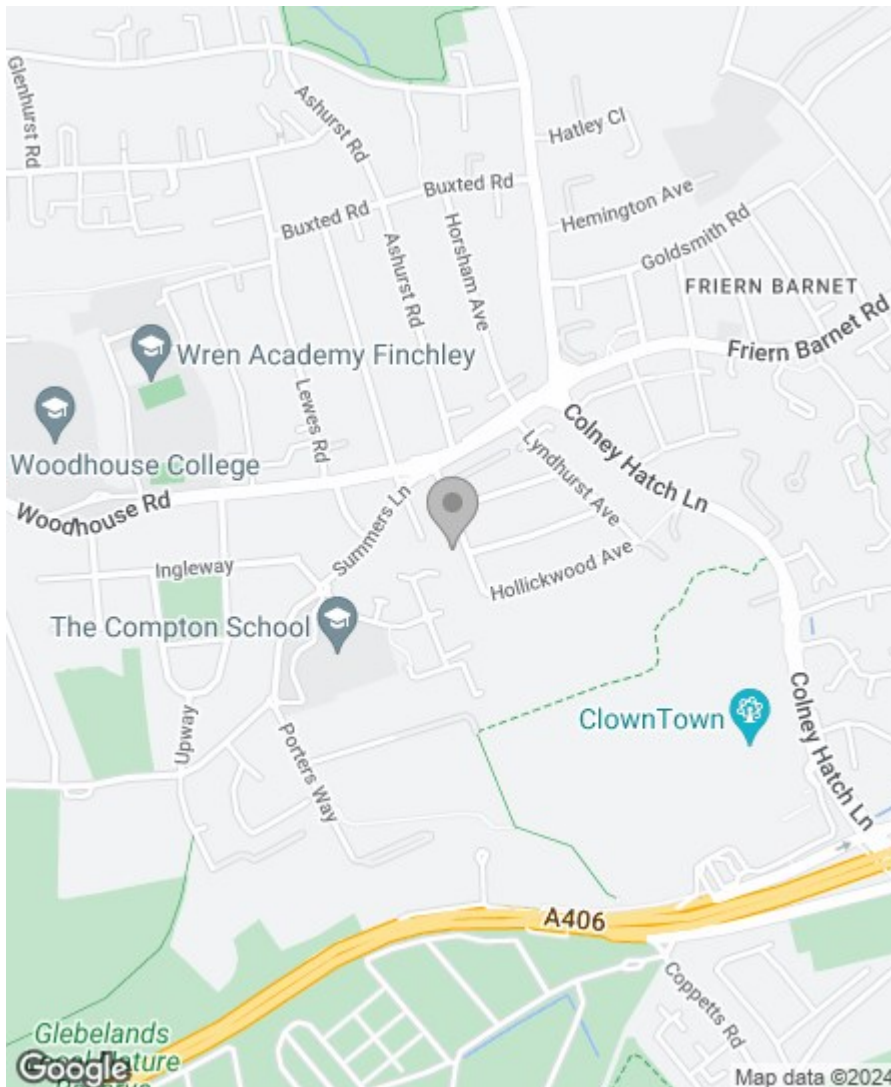
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	Finchley, N12
Price	£3,250 Per Month
Bedrooms	4
Bathrooms	2
Receptions	2
Council	London Borough of Barnet
Tax Band	F
Furnishing	Unfurnished

Key Features

- Off Street Parking
- Excellent Condition Throughout
- Bright Spacious reception
- Well Located
- Low Maintenance Garden
- Wooden Floors
- Double Glazing
- Ample Storage
- Secure Rear Garden Storage
- Off Street Parking To Front



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		
	76	83

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

