



CHURCH LANE, LONDON, N2

Michael Wright are pleased to offer for sale this Three Bedroom, Two Bathroom, Extended Victorian House set across Three Floors and Located in a popular turning off East Finchley's High Road. The property boasts a unique and versatile layout with the living room and rear reception on the ground floor and marble steps leading down to the stunning extended kitchen/diner set on the lower ground floor.

The stairs take you up to the mezzanine landing for the 3rd bedroom and modern travertine tiled bathroom, whilst on the first floor, there are 2 further bedrooms.

Church Lane runs between East End Road and High Road East Finchley, just 15 minutes walk to East Finchley Tube Station (Northern Line), ideal for those commuting, it is a direct route into the West End and City in under 20 minutes. There are also a great selection of desirable schools nearby, including The Archer Academy, Holy Trinity, Bishop Douglas and Martin Primary School.



ACCOMMODATION

* BRIGHT & SPACIOUS MID-TERRACE HOUSE * BRIGHT, WELL FITTED 19FT LUXURY KITCHEN / DINER * 2 SEPARATE LIVING ROOMS * DOWNSTAIRS SHOWER ROOM * 3 BEDROOMS * ADDITIONAL BATHROOM * COURTYARD REAR GARDEN WITH REAR ACCESS * OFF STREET PARKING TO FRONT

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £895,000 FREEHOLD

FRONT LIVING ROOM 15'6 x 11'5 (4.72m x 3.48m)

Double glazed window to the front, with radiator beneath. Solid Oak flooring, pendant and wall hung lighting.



REAR RECEPTION TO HALLWAY

Double glazed window to the kitchen. Solid Oak flooring. Carpeted stairs leading to first floor & marble stairs leading down to the kitchen / diner. Pendant & wall hung lighting.



REAR RECEPTION 13'6" x 11'5" (4.11m x 3.48m)
A different aspect showing access to the first floor & kitchen.



LUXURY KITCHEN / DINER 19'00" x 14'8" (5.79m x 4.47m)

Double glazed door & two windows to the rear & two sky lights letting in lots of natural light. Travertine tiled flooring. Black marble worktops & splashbacks. Cream high gloss wall & base units, gas hob with stainless steel chimney hood above, fitted double oven & microwave. Integrated fridge freezer, dishwasher. Stainless steel sink with mixer taps. Spotlights to the ceiling.

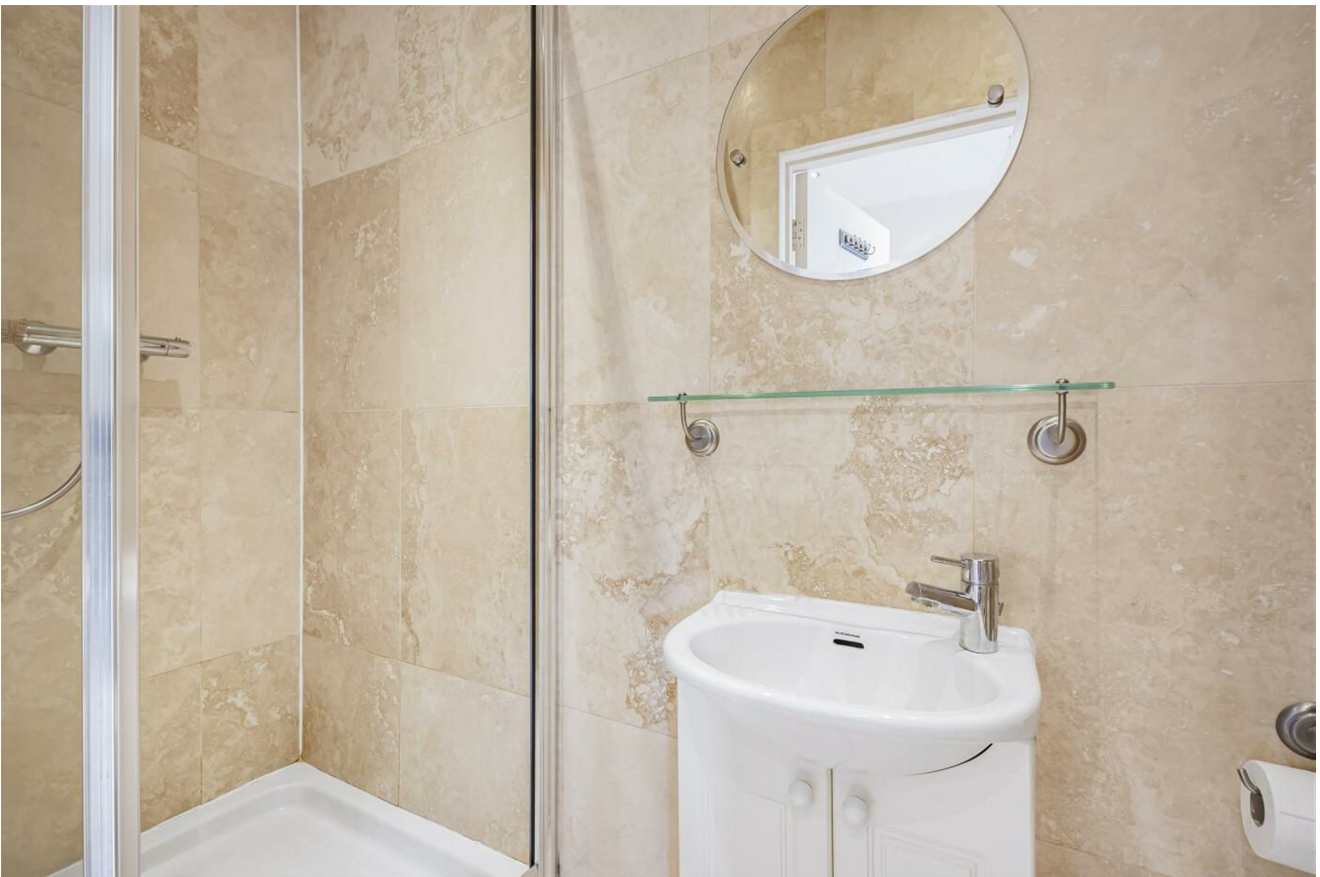


KITCHEN / DINER (pic 2)



DOWSTAIRS SHOWER ROOM / WC

Fully tiled shower room comprising of glass shower cubicle, wash hand basin with vanity unit beneath & mirror above. Low flush WC.



FIRST FLOOR LANDING



BEDROOM 1 15'11 x 15'3 (4.85m x 4.65m)

Double glazed windows to the front with radiators beneath. Carpeted, with fitted wardrobes to two walls & pendant lighting to the ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2 12'1 x 9'7 (3.68m x 2.92m)
Double glazed window to the rear with radiator beneath. Carpeted.



BEDROOM 3 9'6 x 6'1 (2.90m x 1.85m)
Double glazed window to the rear with radiator beneath. Carpeted with recessed spotlights



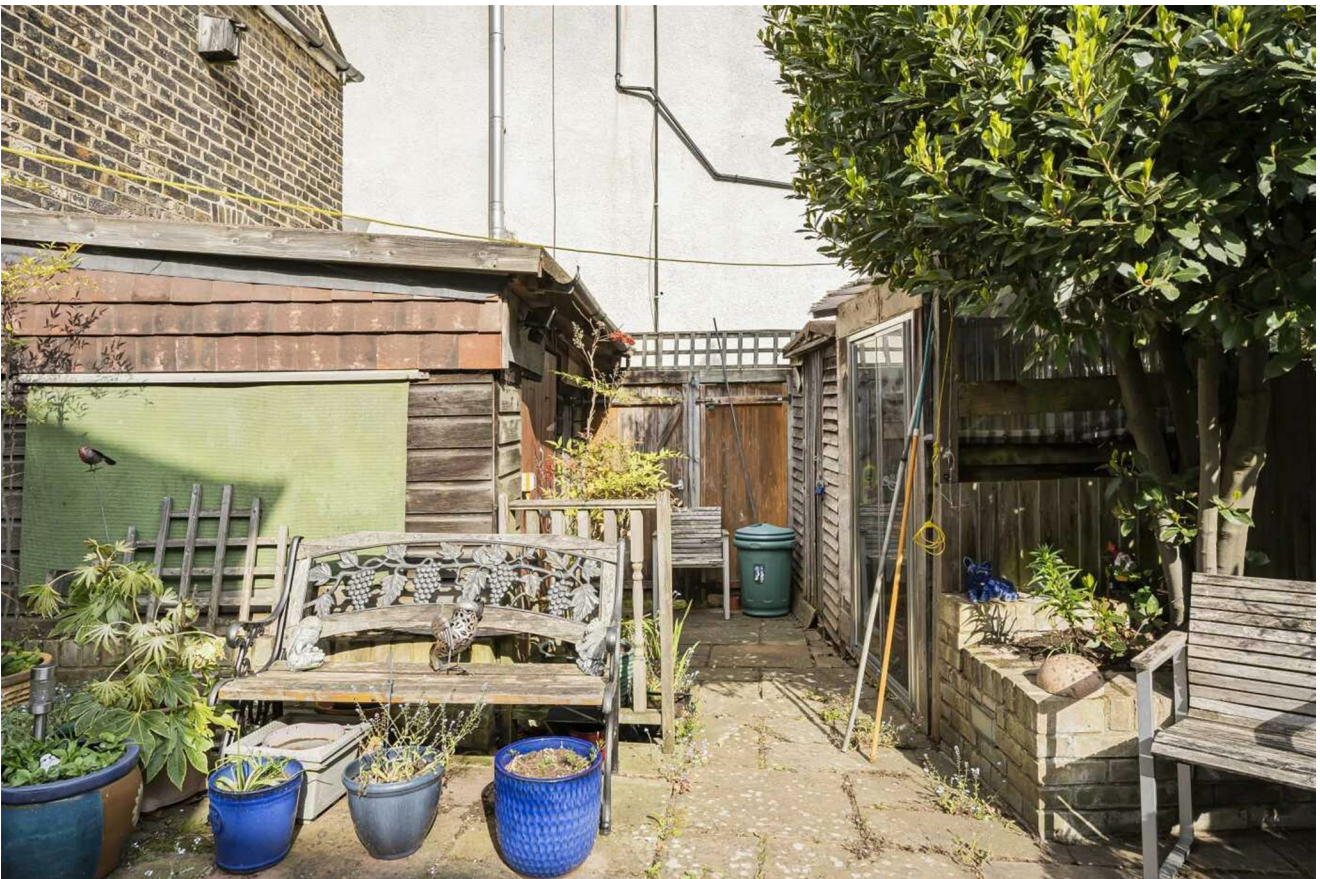
FAMILY BATHROOM
Fully tiled family bathroom with white 4 piece suite including bidet. Recessed spotlights.



GARDEN
Paved courtyard garden with shed.



GARDEN (pic 2)



REAR ELEVATION
Alternate view of paved courtyard garden and rear of the property.





Church Lane, East Finchley, N2

Approximate Gross Internal Area 1351 sq ft - 126 sq m

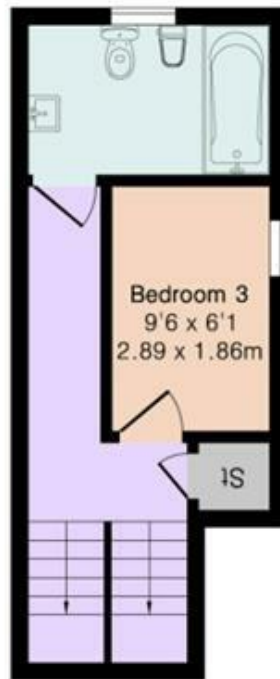
Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 212 sq ft – 20 sq m

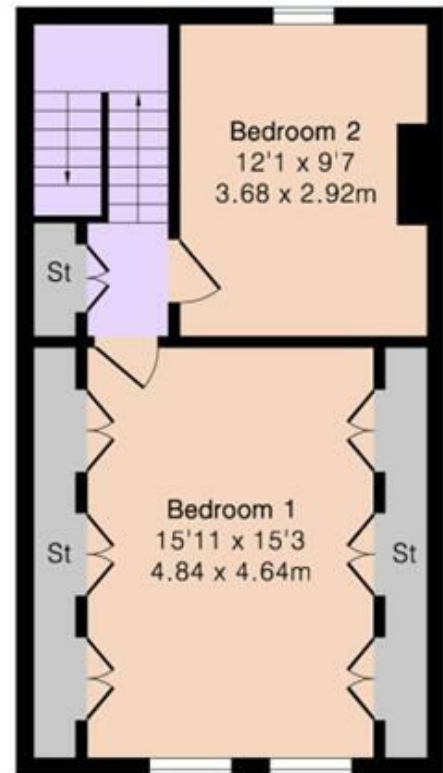
Second Floor Area 432 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	
67	78
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.