

Adam Hayes
ESTATE AGENTS

The Property Ombudsman

Lichfield Grove, Finchley Central, N3

3 Bedrooms 2 Bathrooms 2 Receptions

Guide Price £900,000









Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

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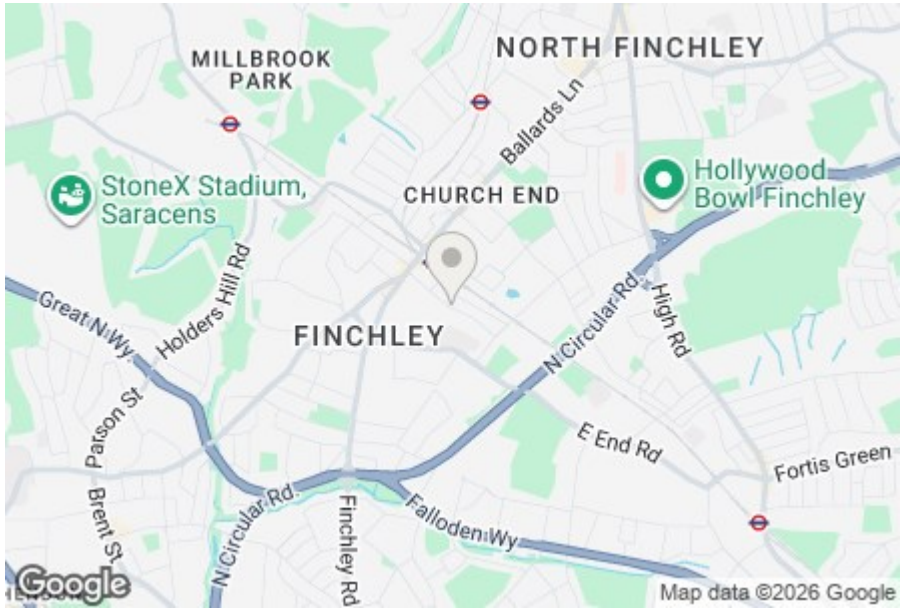
Key Features

- Three Double Bedrooms
- Victorian Semi-Detached House
- Two Bathrooms
- Large Basement
- Walking Distance to Finchley Central Station
- Low Maintenance Garden

Other Information

Tenure: Freehold

Council Tax Band: C



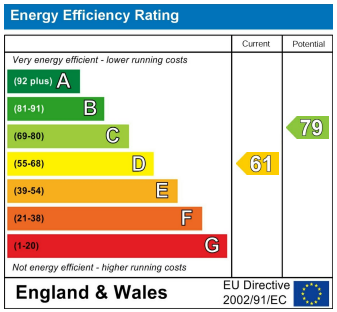
Nearest Stations

Finchley Central Station	0.3 miles
West Finchley Station	0.7 miles
East Finchley Station	1.1 miles

Property Description

Situated just moments from Finchley Central Underground Station and an excellent selection of local shops and amenities is this substantial three-bedroom semi-detached Victorian house. This characterful property retains a wealth of period features, including original wooden flooring, sash windows, high ceilings and a spacious basement. The property offers generous and versatile accommodation throughout and presents an excellent opportunity for large or growing families, investors or developers seeking a home with significant potential to reconfigure (STPP). Further benefits include being offered chain free, together with excellent scope to modernise, extend or further enhance the property (STPP).

Ideally positioned within the catchment area for a number of highly regarded schools, including Akiva Primary School, and conveniently located close to excellent transport links, shops and recreational amenities. To fully appreciate the size, character and exceptional potential this property has to offer, an internal viewing is highly recommended via the vendors' sole agents, Adam Hayes Estate Agents.



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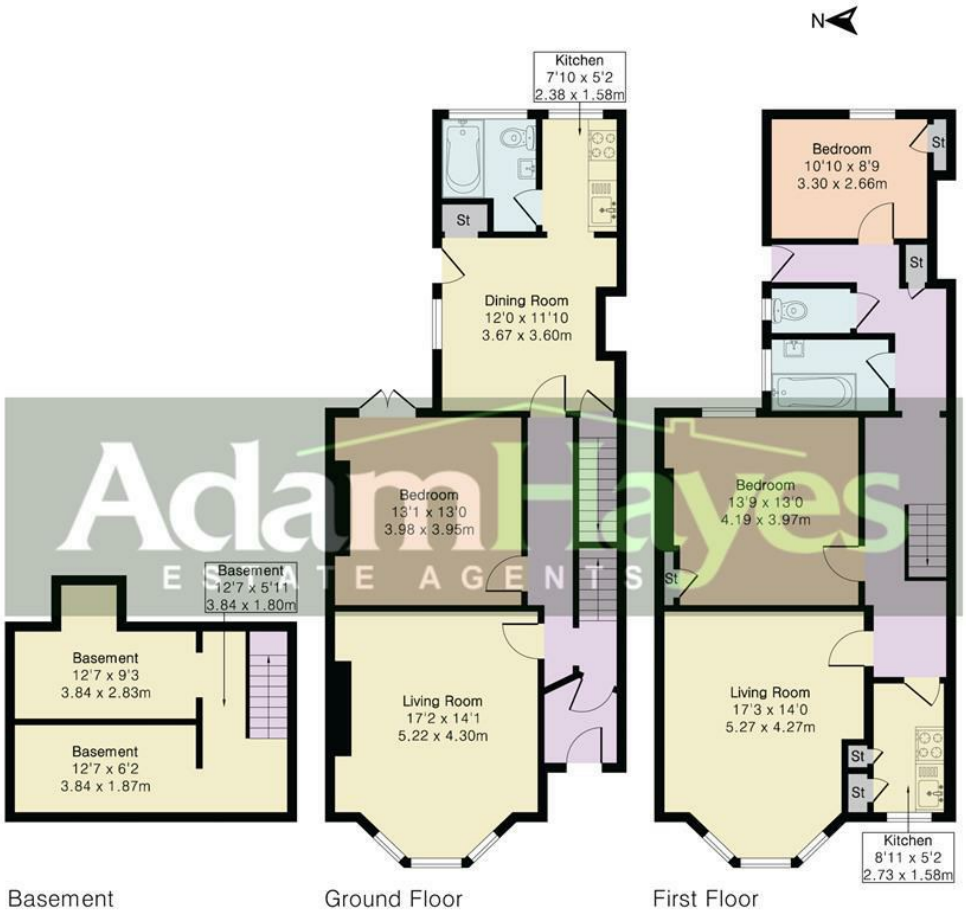
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Approximate Gross Internal Area 1836 sq ft - 170 sq m

Basement Area 250 sq ft – 23 sq m

Ground Floor Area 785 sq ft – 73 sq m

First Floor Area 801 sq ft – 74 sq m



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PINKPLAN

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.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.