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BANCROFT AVENUE N2



FREEHOLD. SOLE AGENT.

£2,450,000.

ENTRANCE HALLWAY: RECEPTION ROOM: KITCHEN: DINING ROOM:

TV ROOM: GUEST WC: PRINCIPAL BEDROOM WITH ENSUITE

BATHROOM: 3 FURTHER BEDROOMS (1 WITH EN SUITE BATHROOM):

LIFT: REAR LANDSCAPED GARDEN: OFF-STREET PARKING

COUNCIL TAX BAND G



Situated on this highly desirable turning just off The Bishops Avenue, this beautifully presented four-bedroom, two-bathroom semi-detached family home offers generous and versatile accommodation throughout.

Arranged over two floors and spanning approximately 2,360 sq ft, the property provides exceptional living space. The ground floor features three well-proportioned reception rooms alongside a spacious and extended kitchen-breakfast/dining room.

The first floor comprises four double bedrooms, with the principal bedroom benefiting from a luxury en-suite bathroom.

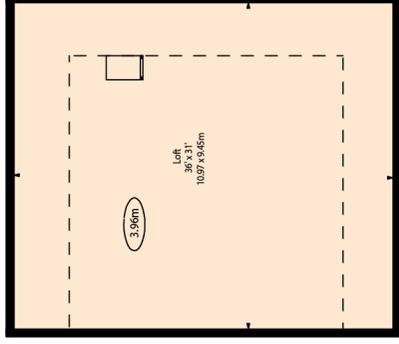
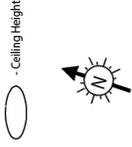
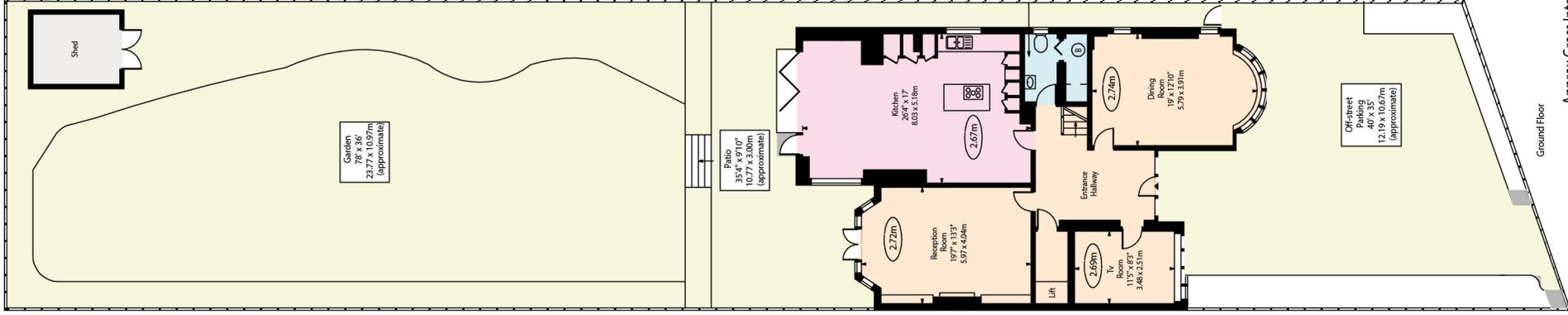
Further benefits include a large, landscaped rear garden, off-street parking for three vehicles, and excellent potential to extend into the loft space (subject to planning), which could create two additional bedrooms and bathrooms.

Bancroft Avenue enjoys convenient access to the amenities of East Finchley, with its underground station and local shops just a short walk away.







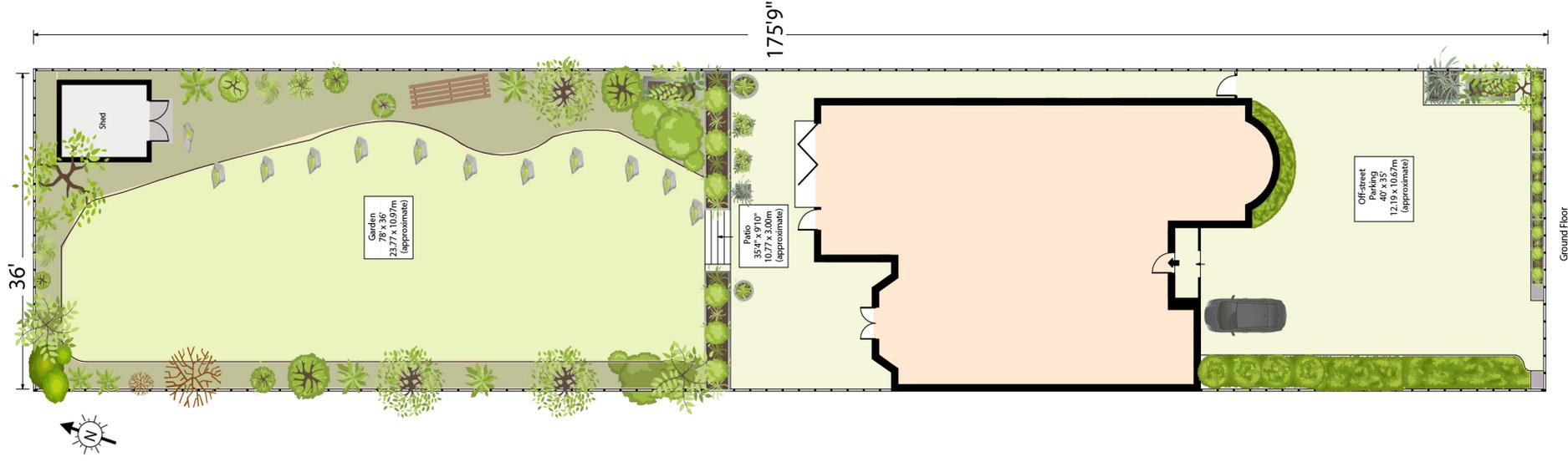


Ground Floor  
 First Floor  
 Approx Gross Internal Area 2361 Sq Ft - 219.34 Sq M  
 (Excluding Loft & Shed)

Approx Floor Area Including Loft 3019 Sq Ft - 280.47 Sq M  
 (Excluding Restricted Heights & Shed)

Approx Floor Area Including Restricted Heights & Loft 3468 Sq Ft - 322.18 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53920  
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Ground Floor

Site Area 571.44 Sqm - 0.141 Acre

**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.