

est 1979







Avenue Road, London

£875,000

- Four Bedrooms
- Two Reception Rooms
- Guest W.C.
- Patio
- Within 0.5 miles of Woodside Park Underground Station
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Dining Room
- South-facing Garden
- Council Tax Band E
- North Finchley High Road and amenities nearby

# Avenue Road, London, N12 8PY

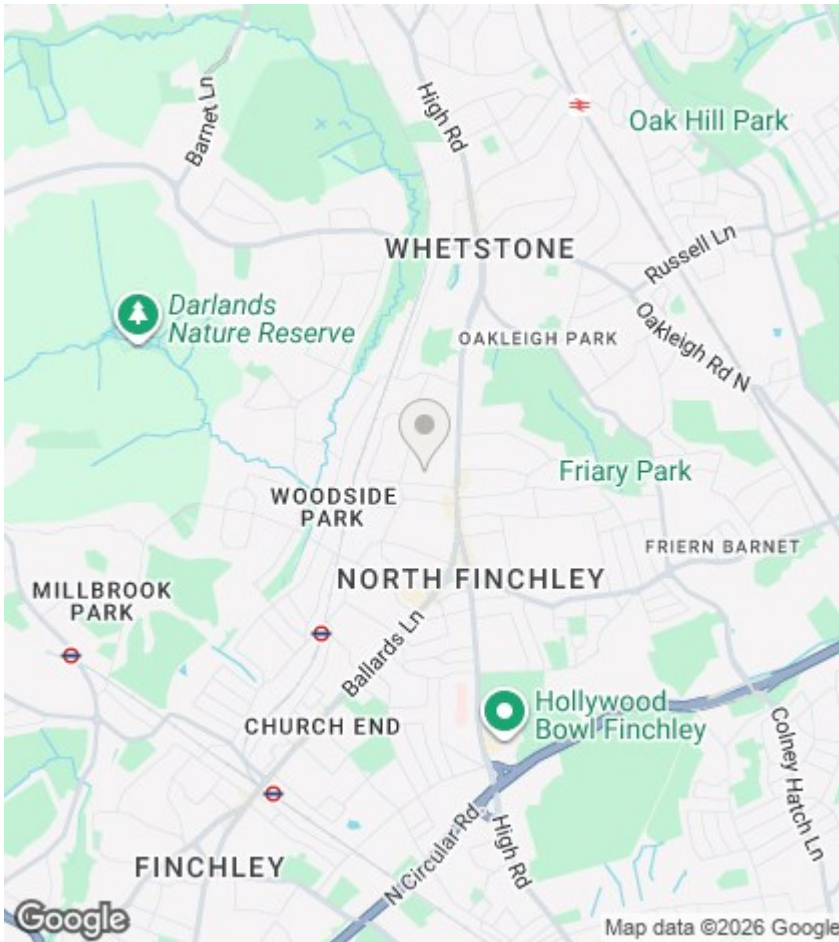
A well-presented four bedroom, two bathroom (including en-suite shower room) extended Victorian end-of-terrace family home, decorated throughout in elegant neutral tones that give the property a light-filled feel. The ground floor offers versatile living space across a well-proportioned front reception room in addition to a second reception room that opens into a bright, open-plan kitchen and dining area — all overlooking a south-facing garden and patio. The property is situated in a quiet cul-de-sac, yet conveniently positioned within 0.5 miles of Woodside Park Underground station and the shops and amenities of North Finchley High Road, as well as sought-after primary and secondary schools.

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Council Tax Band: E







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>63</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	