

est 1979



## 7 Elm Gardens, East Finchley, N2 0TF

£1,450,000

- Guest WC
- Bathroom/WC
- Spacious reception room
- Kitchen Breakfast Room
- Off Street Parking
- Close to local amenities
- Five Bedrooms
- End terrace house in East Finchley
- Ideal family home

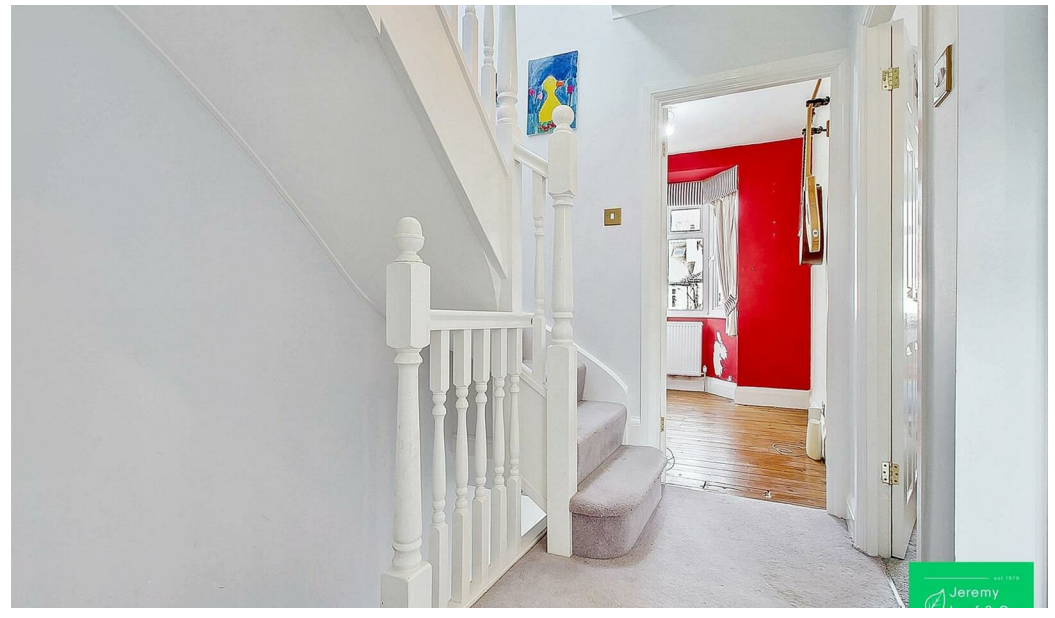
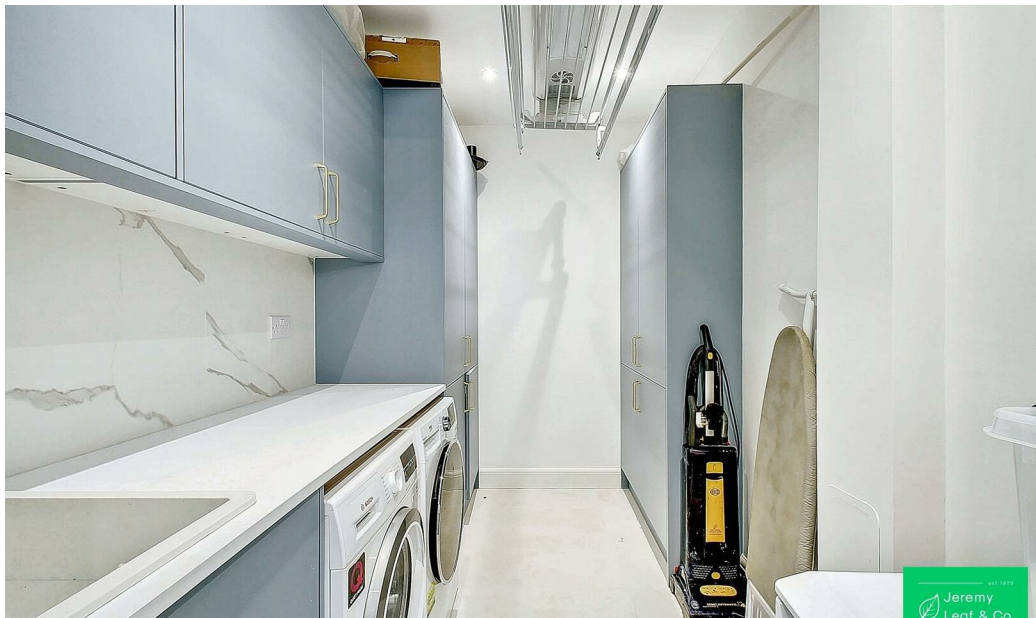
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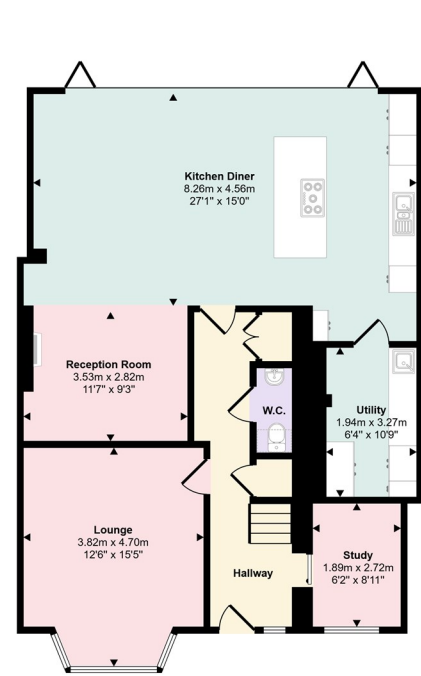
Rarely available. An outstanding exceptionally spacious, extended five bedroom, three bathroom (two ensuite) end terrace house located in this highly desirable residential cul de sac, just off Church Lane, close to East Finchley Old Village. The house features two/three reception rooms, spacious Kitchen/diner with folding doors leading to the rear garden. Additionally, the property includes parking for one vehicle.



Council Tax Band: F

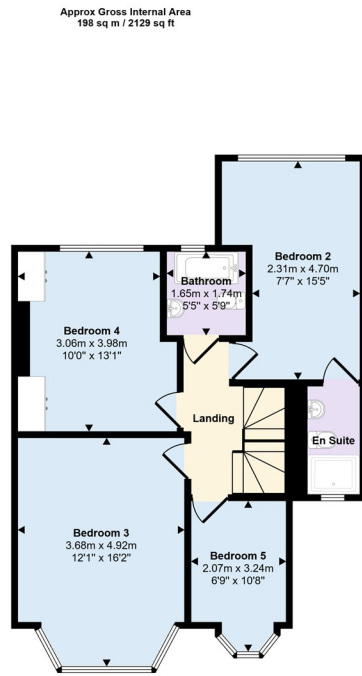




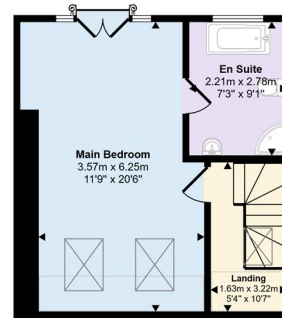


Ground Floor  
Approx 98 sq m / 1053 sq ft

Denotes head height below 1.5m



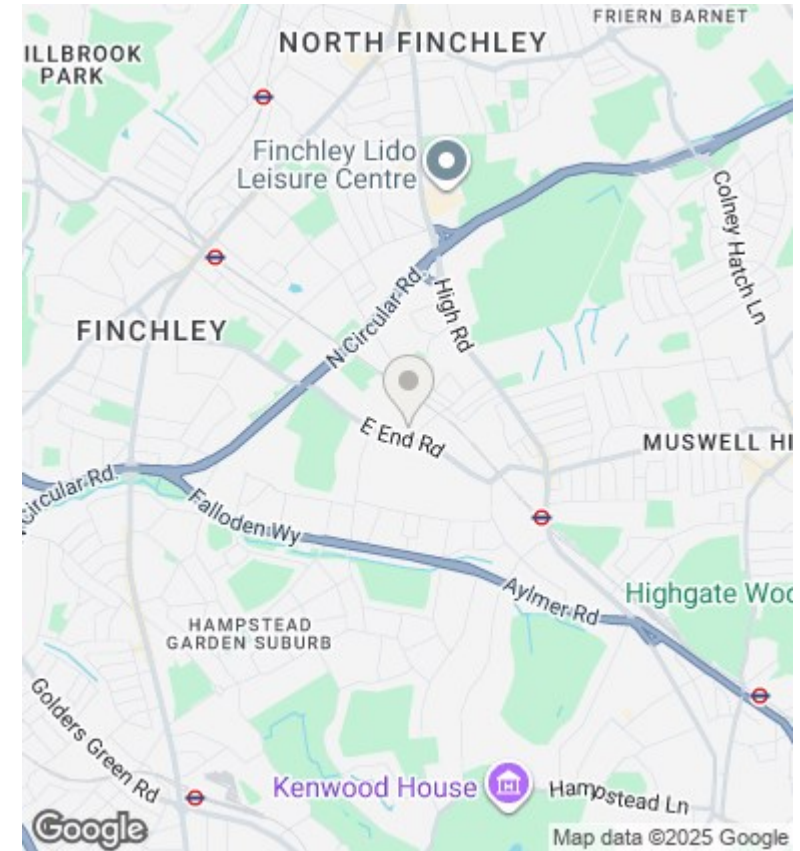
First Floor  
Approx 64 sq m / 690 sq ft



Second Floor  
Approx 36 sq m / 387 sq ft

Approx Gross Internal Area  
198 sq m / 2129 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		51
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	