

**FREEHOLD**



House - End Terrace

**24 Rosemary Avenue**  
**Finchley**  
**London**  
**N3 2QN**

Asking price  
**£695,000**

**Council Tax Band: E**

#### FEATURES

- Unmodernised
- 2 Reception Rooms
- Potential to extend (STPP)
- 3 Bedrooms
- Large Garden



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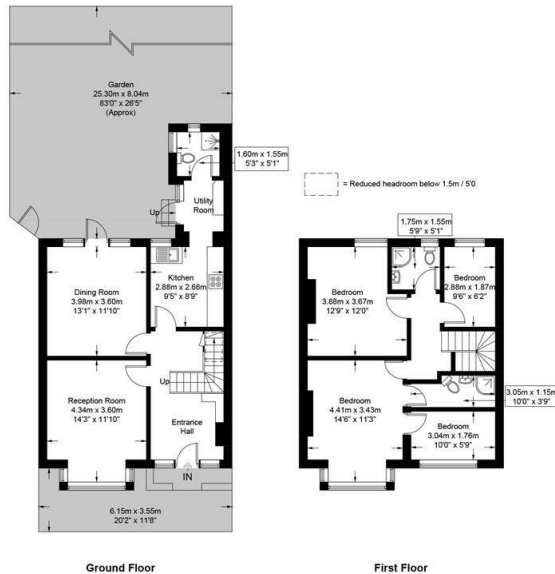
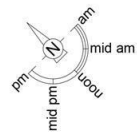
# 3 Bedroom House - End Terrace located in Finchley

A bright and spacious three bedroom, two reception end of terrace family home located 0.4m from Finchley Central underground station (Northern Line). This fantastic property offers circa 1200 sq ft of accommodation and the perfect blank canvass for a new buyer to make it their own. The ground floor hosts two reception rooms, a separate eat in kitchen with utility area and a shower room. The first floor is where you will find the principal bedroom with en-suite shower room and dressing area, two further bedrooms and two shower rooms. Additional benefits include a generous private garden and the potential to extend into loft and at the rear (STPP).

Rosemary Avenue, N3

Approximate Gross Internal Area = 1200 sq ft / 111.5 sq m

Restricted Height = 9 sq ft / 0.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Call us on

**020 7407 5155**

[info@adnresidential.co.uk](mailto:info@adnresidential.co.uk)

[www.adnresidential.co.uk](http://www.adnresidential.co.uk)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.