



Park Crescent, Finchley, N3

£1,595,000

5 Bedrooms 3 Bathrooms 2 Receptions



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

Tel: 0208 189 6333 **Email:** info@adam-hayes.co.uk **Web:** www.adam-hayes.co.uk

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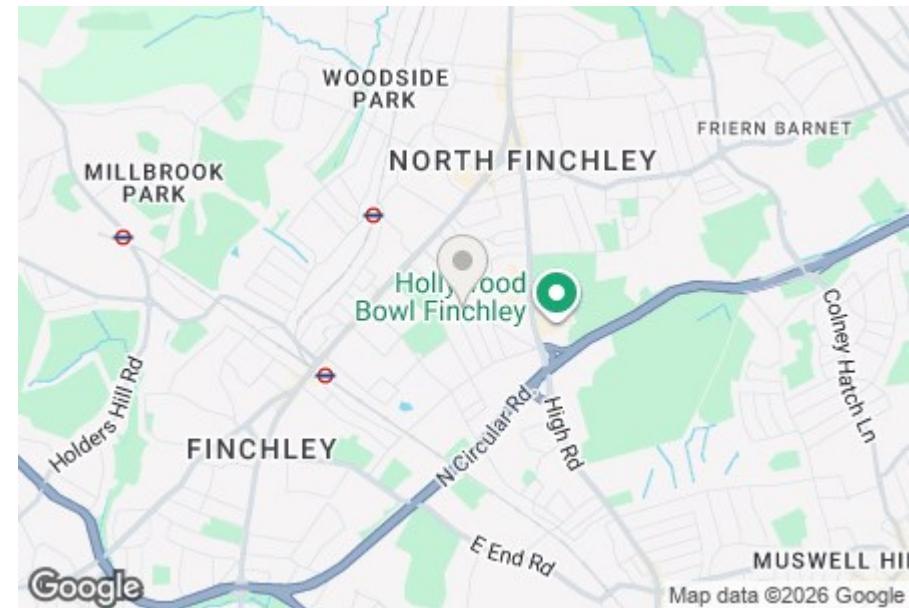
 5 Bedrooms  3 Bathrooms  2 Receptions

Key Features

- Five Bedrooms
- Three Bathrooms
- Semi Detached
- Contemporary Kitchen
- Close to Victoria Park
- Loft Converted

Other Information

Tenure: Freehold
Council Tax Band: G



Nearest Stations

West Finchley Station	0.5 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.9 miles

Property Description

Situated on one of Finchley's most desirable tree-lined roads and conveniently located within minutes' walk of Victoria Park is this immaculate and extended five bedroom, three bathroom semi-detached family home. The property offers spacious and well-planned accommodation arranged over three floors. The ground floor comprises two generous reception rooms, ideal for both family living and entertaining, along with a stunning modern eat-in kitchen featuring stone worktops and bi-folding doors that open directly onto a mature rear garden. A separate utility room further enhances the practicality of the layout.

The upper floors provide five well-proportioned bedrooms, including a loft-converted principal suite, and three modern bathrooms, offering flexibility for growing families or those working from home. The property has been extended and maintained to a high standard throughout, creating a bright and comfortable living environment. To really appreciate the size, condition and location, an internal viewing is highly recommended via the vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

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**Approximate Gross Internal Area 2249 sq ft - 209 sq m
(Excluding Outbuilding)**

Ground Floor Area 1094 sq ft - 102 sq m
First Floor Area 714 sq ft - 66 sq m
Second Floor Area 441 sq ft - 41 sq m
Outbuilding Area 72 sq ft - 7 sq m

N



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.