





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

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# Sylvan Avenue, Finchley Central, N3

## £1,250,000

4 Bedrooms 1 Bathrooms 2 Receptions

### Key Features

- Four Double Bedrooms
- Approx. 25ft Reception
- Utility Room
- Chain Free
- Guest Cloakroom
- Off Street Parking

### Other Information

Tenure: Freehold  
Council Tax Band: F



### Nearest Stations

Finchley Central Station	0.3 miles
West Finchley Station	0.7 miles
East Finchley Station	1.1 miles

### Property Description

Situated in this popular tree lined cul de sac location off Lichfield Grove and within minutes walk of Finchley Central tube station, local shops and amenities and transport facilities is this extended four bedrooms semi-detached family home. The property is offered chain free and is set within the catchment area for a number of popular schools benefitting from an approximately 25ft reception room, an additional utility room, a guest cloakroom and off street parking. With its potential, the property serves as a blank canvas, perfect for those looking to create their ideal home. To really appreciate the location, potential and style an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2341 sq ft / 217.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1181567

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.