



Woodlands Avenue, Finchley Central, N3

£1,150,000

 5 Bedrooms  3 Bathrooms  2 Receptions



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

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## Key Features

- Five Bedrooms
- Three Bathrooms & Additional Guest Cloakroom
- Recently Fully Refurbished
- Underfloor Heating
- Air Conditioning
- Modern Open Plan Kitchen
- Planning Permission for Off Street Parking
- Close to Victoria Park
- Chain Free

## Other Information

Tenure: Freehold  
Council Tax Band: E



## Nearest Stations

Finchley Central Station	0.6 miles
West Finchley Station	0.7 miles
Woodside Park Station	1.1 miles

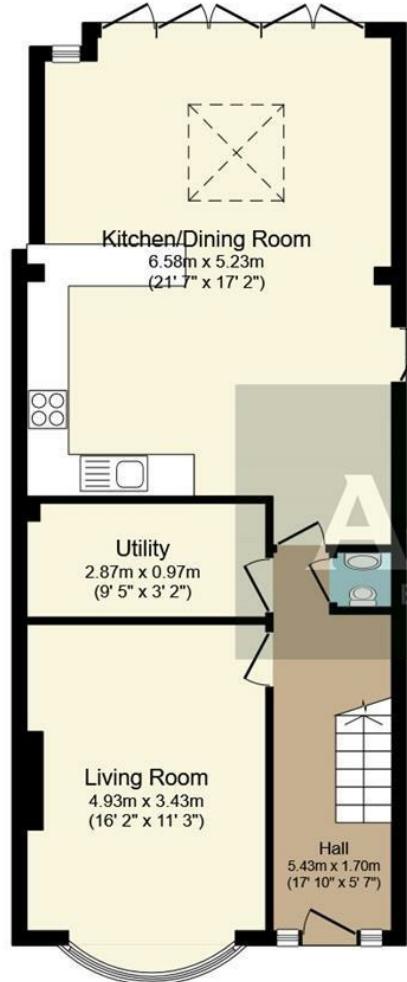
## Property Description

Introducing this exquisite family home situated in the sought-after tree lined road near Victoria Park. This stunning property has been extended and remodelled by its owners and boasts an impressive five bedrooms and three bathrooms, providing ample space for comfortable living. Recently refurbished to a high standard, this residence showcases modern elegance and impeccable attention to detail throughout. The ground floor of this property benefits from air conditioning and underfloor heating providing an efficient and cosy warmth throughout the entire space, an additional guest cloakroom and a useful utility room. To really appreciate the size, style and location 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		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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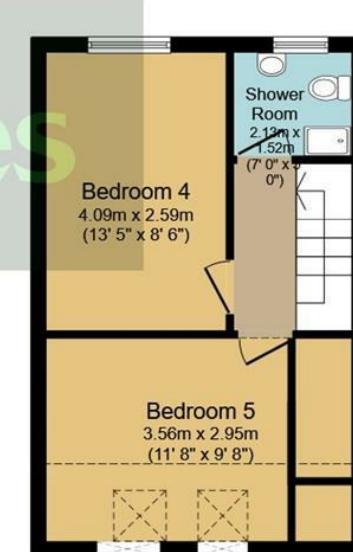
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 145.9 sq.m. (1,570 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.