



Bancroft Avenue, East Finchley, N2

£2,600,000

 4 Bedrooms  2 Bathrooms  3



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS  
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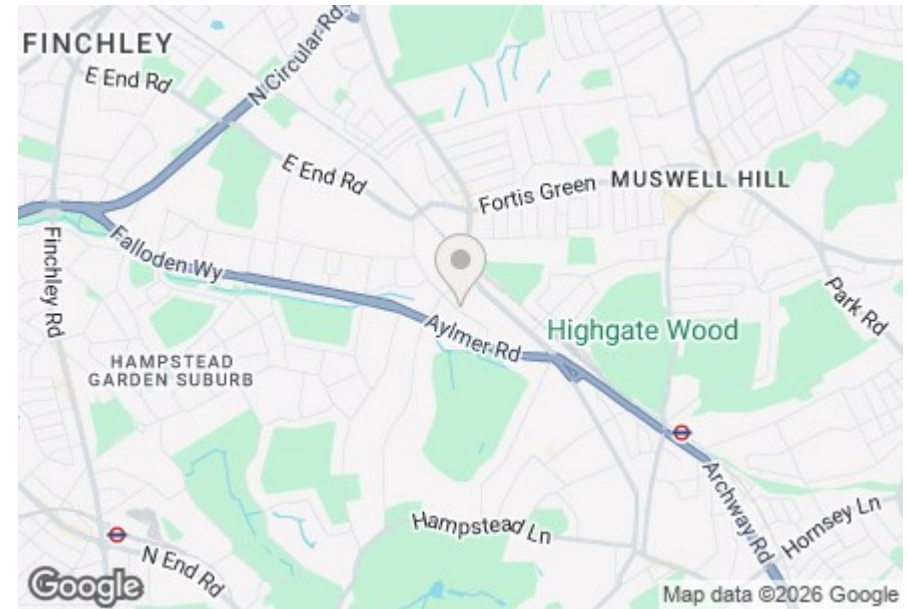
 4 Bedrooms  2 Bathrooms  3 Receptions

## Key Features

- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Fully Fitted Kitchen
- Stunning Garden
- Potential to Extend (STPP)
- Garage and Off Street Parking

## Other Information

Tenure: Freehold  
Council Tax Band: G



## Nearest Stations

East Finchley Station 0.3 miles  
Highgate Station 0.8 miles  
Golders Green Station 1.5 miles

## Property Description

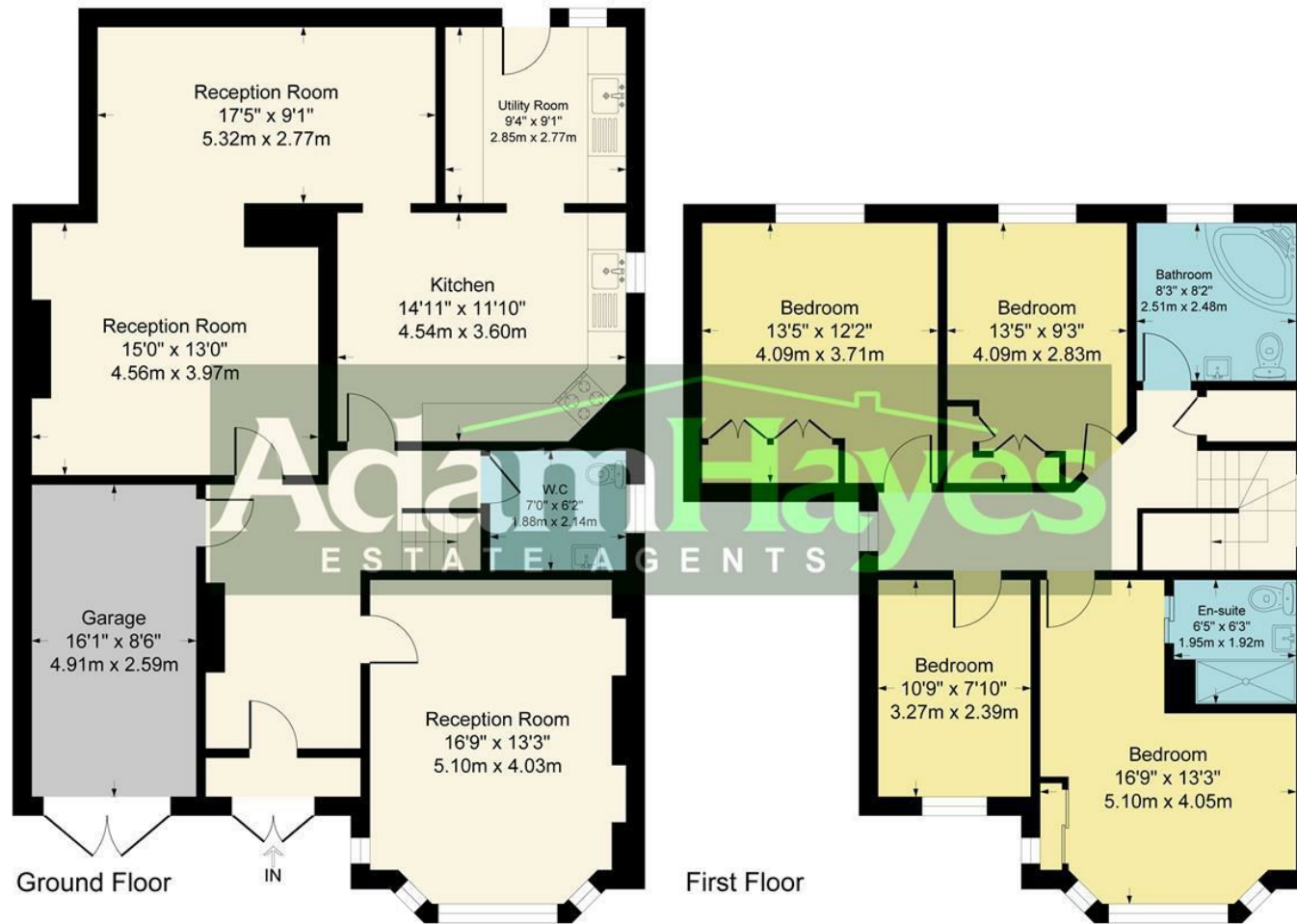
Nestled in a sought-after turning off the prestigious The Bishops Avenue, this exceptional semi-detached home spans over 2,000 sq. ft of internal space. The property boasts four spacious double bedrooms, two bathrooms (both en-suites) including an additional guest wc on the ground floor, and three well-proportioned reception rooms, offering ample living and entertaining space. The home features a beautifully designed layout featuring an approx. 14ft fully fitted kitchen with access to a utility room, while the reception rooms are bathed in natural light, charming character details, such as stained-glass windows, high ceilings, and wooden floors which add a timeless appeal to the property. Further benefits include a garage, off-street parking for 2-3 cars, a stunning rear garden, gas central heating and potential to extend further or loft convert (STPP). Bancroft Avenue is a prestigious and sought-after location, situated less than half a mile from East Finchley tube station and offering excellent access to the A1 for convenient travel into the city. This property offers a unique opportunity to own a well-appointed home in a prime area, perfect for those seeking to upsize or craft their ideal living home. To really appreciate the size, location, and condition of this home, an internal viewing is highly recommended through the vendors main 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			82
(55-68) D	64		
(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 Gross Internal Area  
2096 sq ft - 195 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.