



West Avenue, West Finchley, N3 1AU  
Asking Price £875,000 Freehold Council Tax Band E

**REAL ESTATES**  
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**\*OFFERED CHAIN FREE\*** A fantastic opportunity to acquire this 3 bedroom semi-detached family home situated in the heart of West Finchley, within walking distance to West Finchley Northern Line tube station and Moss Hall Primary School.

The accommodation comprises a bay fronted reception room, further reception room with doors onto the garden, fitted kitchen, guest cloakroom, 3 bedrooms and a family bathroom/wc

Externally, there is a SOUTH-WESTERLY REAR GARDEN, a shared driveway and small garage at the rear which is used for storage.

**\*POTENTIAL FOR EXTENSION (STPP) \***

Viewing's by appointment only from Saturday 20th August 2022 via the sellers  
Sole Agent Real Estates 020 8445 6387

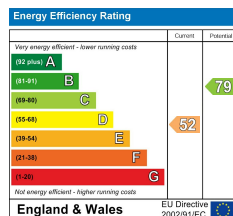
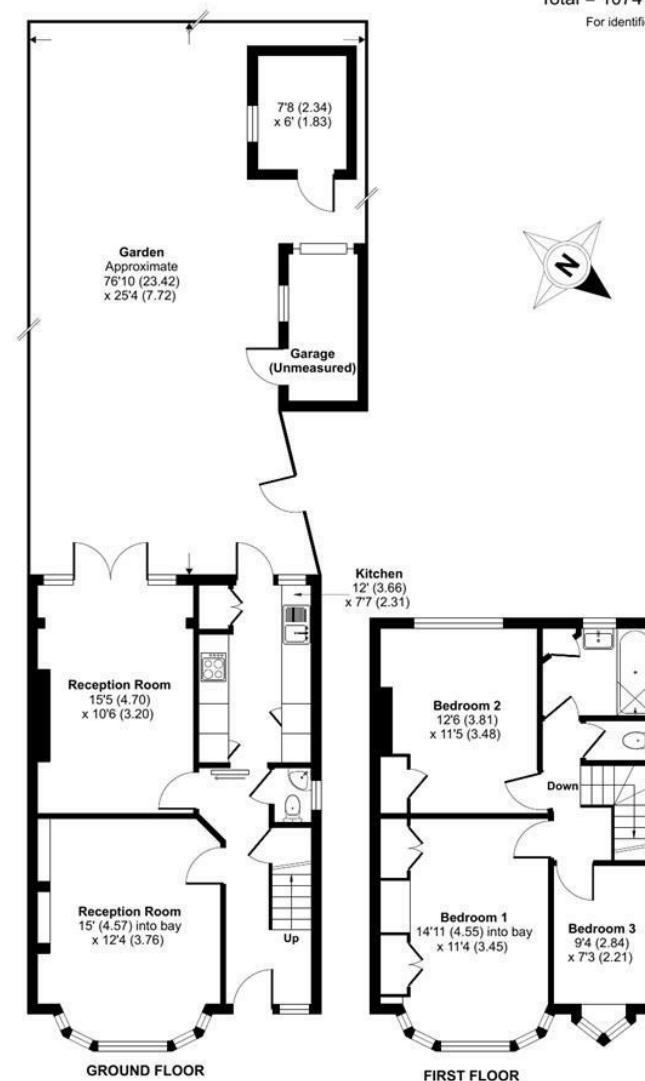
## West Avenue, London, N3

Approximate Area = 1028 sq ft / 95.5 sq m (excludes garage)

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1074 sq ft / 99.7 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 2022. Produced for Real Estates. REF: 678982.