

Valley Avenue, North Finchley, N12 9PG
£3,500 Per Calendar Month Council Tax Band F

REAL ESTATES
Est.1981

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***AVAILABLE NOW* FURNISHED* A 3 BEDROOM SEMI-DETACHED** family home in this cul-de-sac location, within a short walk to North Finchley High Road's shops and bus services, and close to Friary Park.

The property has the benefit of 2 separate receptions, fitted kitchen/dining room, guest cloakroom/shower room, bedroom 1 with walk-in wardrobe, family bathroom/wc, and rear garden with water feature.

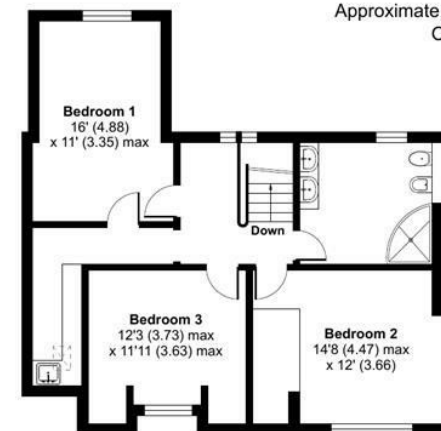
Valley Avenue, London, N12

Approximate Area = 1816 sq ft / 168.7 sq m

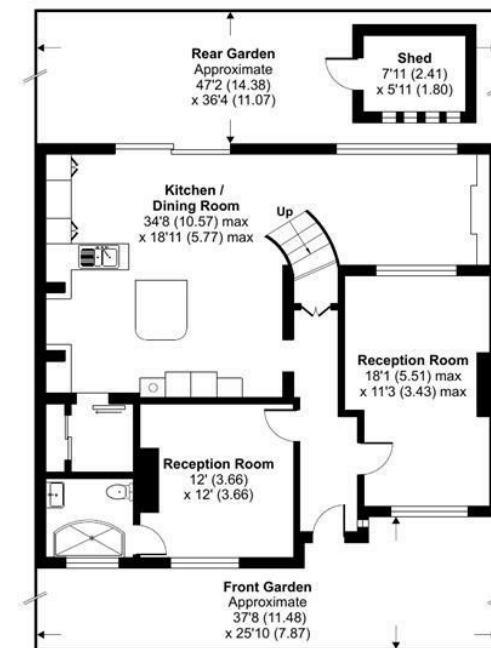
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1864 sq ft / 173.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 1061111