



Grange Avenue, North Finchley, N12 8DJ
£750,000 Freehold Council Tax Band E

REAL ESTATES
Est. 1981

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An opportunity to acquire this 3 bedroom mid terrace house offered in ready to move into condition.

The well maintained accommodation comprises 2 separate reception rooms, fitted kitchen, bathroom and utility room to the ground floor. The 1st floor offers 3 good size bedrooms. Pretty rear garden with paved patio and raised decking. Features include cast iron fireplaces, fully tiled bathroom with contemporary 4 piece suite, dining area with skylight and bifold doors to garden. Double glazing throughout.

Situated in a quiet residential street, close to North Finchley High Road's amenities, as well as Woodside Park's Northern Line tube station. Catchment for St Michael's Primary School. Potential to extend (STPP).

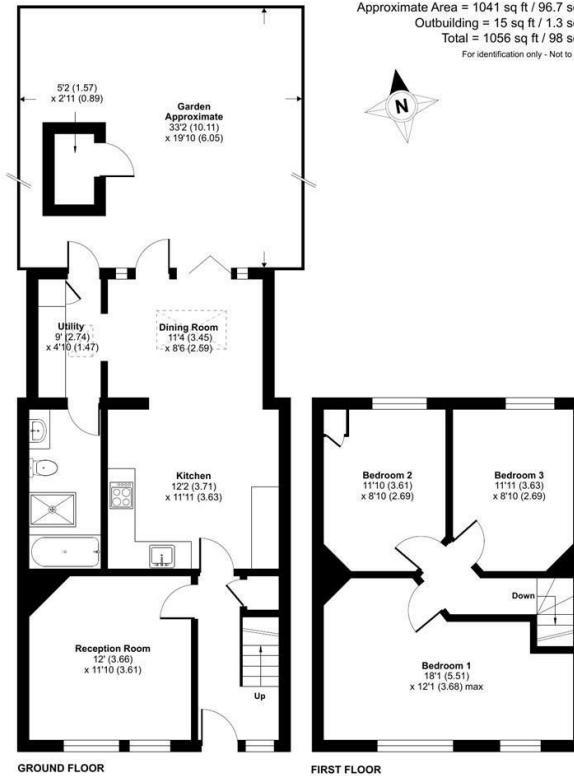
Viewing is highly recommended via Sole Agent Real Estates.





Grange Avenue, London, N12

Approximate Area = 1041 sq ft / 96.7 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 1056 sq ft / 98 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	70	
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 907998



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