



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

**REAL ESTATES**  
Est.1981

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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) \***

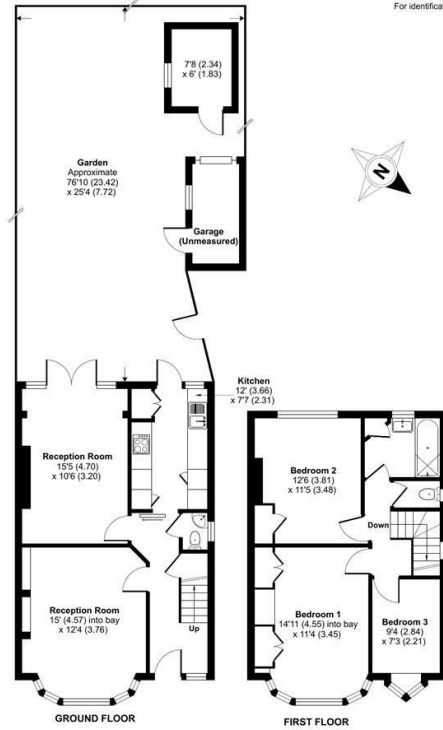
Viewings by appointment only via Sole Agent Real Estates 020 8445 6387





# 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



**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2022. Produced for Real Estates - REF: 878982.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		79
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E	52	
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



Real Estates Woodside Park Office:  
 14/14a Sussex Ring  
 Woodside Park N12 7HX

ll : 020 8445 6387  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk