



Highwood Avenue, London, N12

CHAIN FREE professionally extended and tastefully refurbished 4 bedroom / 2 bathroom Edwardian family home with large patio extending to a 45 ft rear garden located on this tree-lined residential road within close proximity to Woodside Park tube, amenities on North Finchley High Rd & local primary schools

On the ground floor is a separate front reception room, a breath taking open plan kitchen/dining/living room and downstairs WC. The garden is accessed through full width picture frame doors leading to a patio & rear garden. On the first floor is 2 double bedrooms, 1 single bedroom and large family bathroom and the master 4th bedroom in the loft is equipped with an en-suite shower room.

Further benefits include: brand new double glazed windows, brand new high end boiler with megaflo and new electrical wiring throughout.

The property is oozing with original character and charm but has also been tastefully modernised to a high standard - must be viewed to be really appreciated via the owners Sole Agents - Finchleys Estates.

FREEHOLD
COUNCIL TAX BAND - F

£950,000

Offers In Excess Of

4  2  2  D 

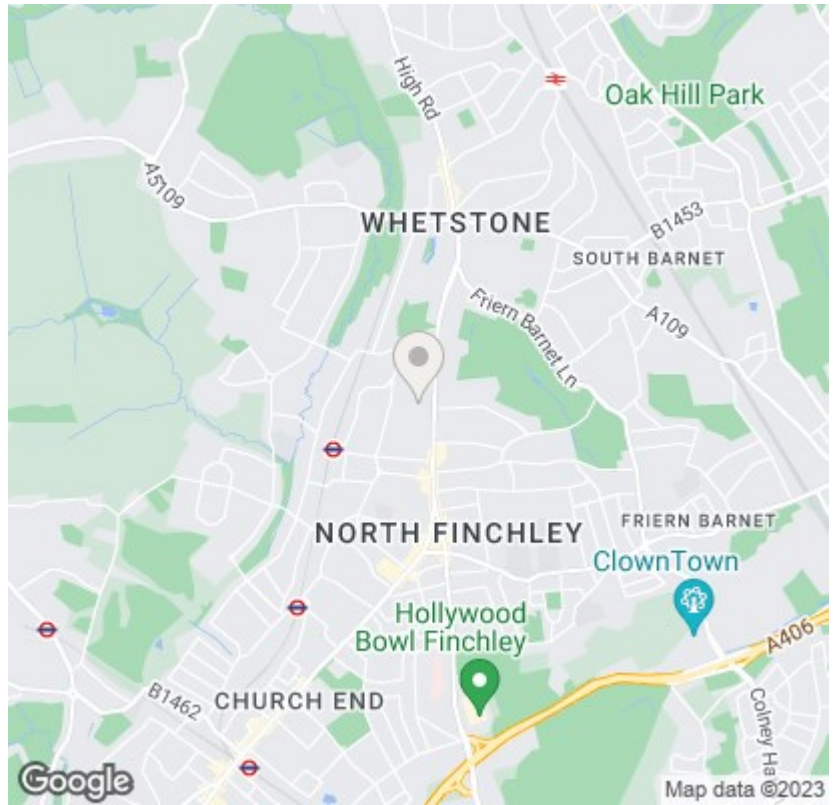


**FINCHLEYS
ESTATES**

CLIENT FOCUSED. RESULTS DRIVEN.



- 4 BEDS / 2 BATH EDWARDIAN HOME
- PLENTY OF PERIOD CHARM AND CHARACTER
 - CHAIN FREE
- CLOSE TO NORTH FINCHLEY HIGH RD & WOODSIDE PARK TUBE
- PROFESSIONALLY EXTENDED & MODERNISED
- HIGH END KITCHEN AND BATHROOMS
- OVER 1600 SQ FT



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CAPTURE DATE 26/01/2022 LASER SCAN POINTS 6,120,835

GROSS INTERNAL AREA

149.38 sqm / 1607.91 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
149.38 sqm / 1607.91 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes enclaves, restricted head height
136.73 sqm / 1471.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.39 sqm / 47.25 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 143.55 sqm / 1545.16 sqft
IPMS 3C RESIDENTIAL 136.22 sqm / 1467.79 sqft

SPRCD: 61d458169e49830dc44d4709



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