



Finchleys are delighted to present this fabulous four bedroom house in the heart of North Finchley.

The house is situated within close distance to the High street and minutes walk to Friary Park on a lovely residential road.

It benefits from four bedrooms, two bathrooms, three reception rooms, a conservatory, a garage, a large driveway and a good sized garden. This house would make a perfect family home.

Boasting over 1700 square foot and benefits from planning already in place to further extend the property, with a part double story side extension, rear extension and conversion of the loft. Please call for further information.

Offered chain-free and must be seen to fully appreciate this beautiful house.

Torrington Park, London,
N12

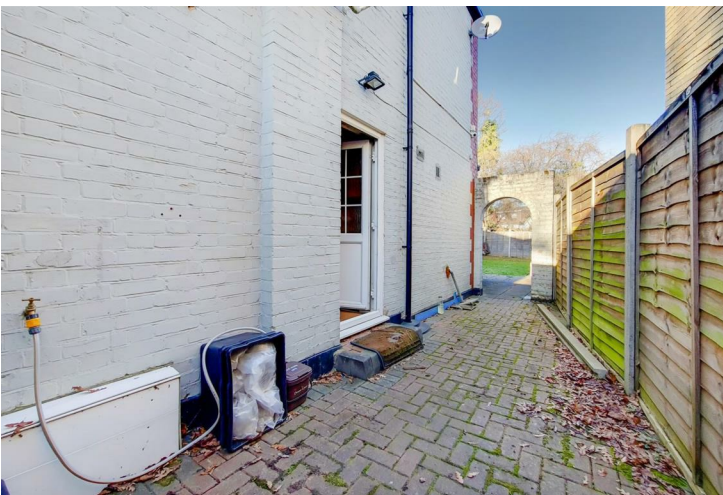
£1,250,000

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**FINCHLEYS
ESTATES**

CLIENT FOCUSED. RESULTS DRIVEN.



- 4 Bedrooms
- Large Driveway
- Beautiful Family Home
- 3 Reception rooms
- Minutes from Friary Park
- Planning Granted to Extend



Torrington Park, N12

CAPTURE DATE 17/01/2022 LASER SCAN POINTS 10,626,909

GROSS INTERNAL AREA

191.32 sqm / 2059.35 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
191.32 sqm / 2059.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes enclaves, restricted head height
148.16 sqm / 1594.78 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
15.48 sqm / 166.63 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 3B RESIDENTIAL 193.61 sqm / 2084.00 sqft
IPMS 3C RESIDENTIAL 184.23 sqm / 1983.04 sqft

spec id: 61e4b7e769adb0dd3b767d



11 STATION ROAD
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LONDON
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