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MARTYN GERRARD

Howcroft Crescent, London, N3

Price: Offers Over £800,000

3 BEDROOM | 2 RECEPTION ROOM | 1 BATHROOM | FITTED KITCHEN | GARDEN | FREEHOLD









A chain free three bedroom semi-detached property located in the heart of West Finchley.

LONDON'S BEST ESTATE AGENT | The Negotiator Awards 2025
propertymark
The Property Ombudsman

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Howcroft Crescent, London, N3

PROPERTY FEATURES

- 3 Bedrooms
- 2 Living rooms
- Separate kitchen
- 1 Family bathroom
- Guest WC
- Rear garden
- Garage
- Off street Parking for 2-3 vehicles
- Chain free
- Potential to extend (STPP)

THE OWNERS LOVE

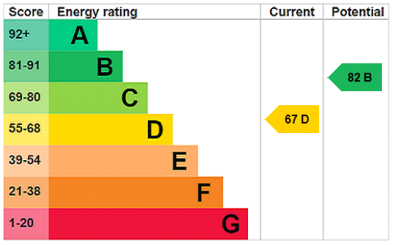
"It's a light and airy home and the summer months are amazing"

"Fantastic neighbourhood with a great sense of community"

"Everything is within a few minutes walk, great schools like Moss Hall, the underground station, shops and open spaces"

WE'VE NOTICED

There is scope to extend at the rear and into the loft (STPP).
The sale is subject to the grant of probate which has now been received.



A copy of the full EPC is available on request

Tenure:	Freehold
Local Authority:	Barnet
Council Tax:	Band F
Total Area:	114.1 sqm/ 1228 sqft

Costs Associated with Your Purchase

In additional to the purchase price and ongoing charges associated with the property, there are other costs you should be aware of:

- Legal fees and disbursement
- Mortgage related costs
- Stamp Duty Land Tax

We recommend you obtain quotes from a solicitor and speak with a lender or mortgage advisor to fully understand these costs. You can also calculate any potential SDLT liability using the UK government's official calculator.

