

est 1979

 **Jeremy
Leaf & Co.**



Wentworth Avenue, London

£785,000

- Semi Detached Freehold House
- Well presented
- Potential for extension (subject to planning consent)
- 3 Bedrooms
- Convenient for shopping and transport amenities
- Chain free
- Guest WC
- large basement storage area

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Wentworth Avenue, Finchley, N3 1YN

Located on Wentworth Avenue in West Finchley, this charming semi-detached house offers comfort and potential. Spanning an impressive 1,496 square feet, the property has three bedrooms.

Upon entering, you will find a spacious double reception room leading to a bright sun lounge overlooking the west-facing garden, a modern kitchen and bathroom. Additionally, the house has the benefit of a garage/store.

Situated just 0.3 miles from West Finchley Underground Station and 0.6 miles from Finchley Central Underground station on the Northern Line, as well as being close to shopping amenities and bus routes in Ballards Lane and from Victoria Park. The property is well presented and chain-free.

Moreover, there is potential for extension, subject to obtaining the necessary planning permission.

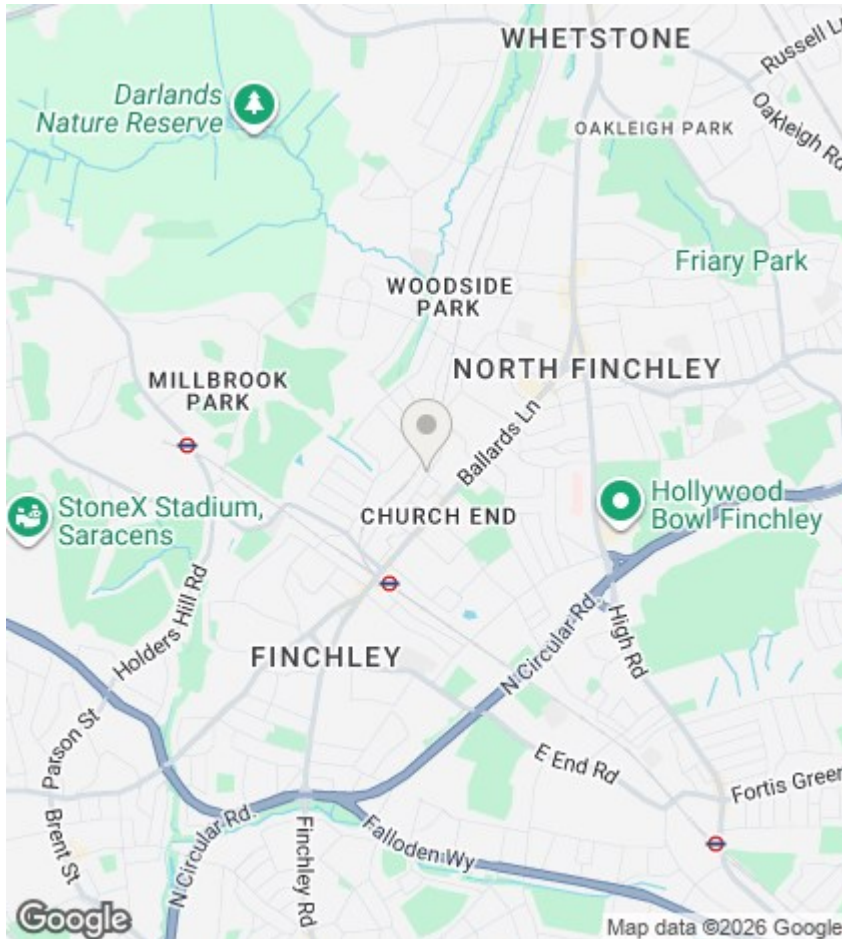
Please note the vendor is associated with Jeremy Leaf & Co.



Council Tax Band: E







Directions

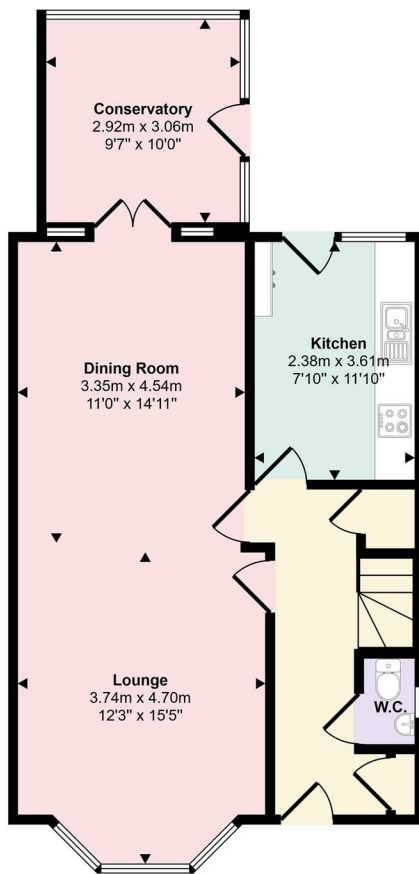
Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

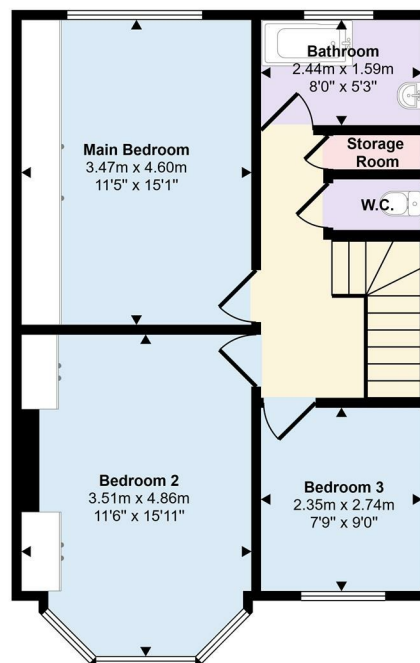
EPC Rating:

D

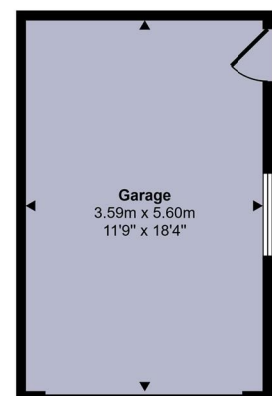
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 63 sq m / 679 sq ft



First Floor



Garage