

Park Hall Road

East Finchley, N2



6
BEDROOMS



3
RECEPTION
ROOMS



FITTED
KITCHEN



CHAIN
FREE



TRANSPORT
LINKS



FREEHOLD



Located on this sought after street is this six bedroom family home with west-facing garden.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England
No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

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- Potential to extend (STPP)
- Guest WC
- Freehold
- Cellar
- Original period features
- Situated close to amenities & transport

THE OWNERS LOVE

"The property is situated in the heart of such a friendly community, the tube, the local shops, the Phoenix, the schools and the parks"

"The west facing garden that captures the afternoon and evening sun"

"Having three reception rooms means there is plenty of work from home space"

WE'VE NOTICED

The property is ideally located for East Finchley tube station.

The property is sold chain free.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

OIEO £1,100,000 Freehold