



FINCHLEY CENTRAL OFFICE  
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“50 years of fulfilling dreams”

# Cyprus Avenue

Finchley, N3

-  4 BEDROOMS
-  THROUGH RECEPTION ROOMS
-  KITCHEN BREAKFAST ROOM
-  DRIVEWAY
-  CHAIN FREE
-  ARRANGED OVER 3 FLOORS



A CHAIN FREE four bedroom semi-detached family home with studio loft conversion and off street parking.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.  
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters  
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA

Regulated by RICS

# Cyprus Avenue, Finchley, N3

- Finchley Central tube station
- Landscaped rear garden
- Potential to extend at rear (STPP)
- "Outstanding" school catchment
- Within eruv close to synagogues
- Windsor Open Space & Dollis Brook Walk

## THE OWNERS LOVE

"It's a lovely quiet, family orientated area close to transport links and open spaces"

"We have really nice neighbours on both sides and opposite us"

"The garden is great for entertaining"

## WE'VE NOTICED

Beyond the driveway there are no parking restrictions on Cyprus Avenue.

The vendor has a studio apartment loft conversion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 £1,050,000** Freehold