



EAST FINCHLEY OFFICE
 66/68 High Road, East Finchley, London N2 9PN
 SALES: 020 8883 0077 LETTINGS: 020 8883 0076
 E: N2@martyngerrard.co.uk www.martyngerrard.co.uk

The award-winning agency ... where integrity counts

Bancroft Avenue

East Finchley, N2

- 
 5-6
 BEDROOMS
- 
 2-3
 RECEPTIONS
- 
 FITTED
 KITCHEN
- 
 OFF STREET
 PARKING,
 GARAGE
- 
 TRANSPORT
 LINKS
- 
 FREEHOLD



A substantial semi-detached home stylishly arranged over three floors situated on one of North London's premier roads just off The Bishops Avenue.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters
 Directors: M. Gerrard MRICS FNAEA, S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA, T.O'Kane MCIQB ARICS

This firm is regulated by RICS

Bancroft Avenue, East Finchley, N2

- Mature immaculate garden
- Off street parking & garage
- Well-positioned peaceful residential turning
- Hampstead Heath within walking distance
- Excellent links to the City and West End
- This property is being offered chain free

THE OWNERS LOVE

"The house benefits from a spacious living area perfect for entertaining and family accommodation"
 "Fantastic location just off the Bishops Avenue"
 "Excellent condition throughout; the master bedroom benefits from a large en-suite and dressing area"

WE'VE NOTICED

This property is offered with no onward chain.
 This property is within a Controlled Parking Zone (CPZ).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(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.

£2,100,000 Freehold