

FRIARY ROAD



STATONS

Friary Road, North Finchley, London N12 9HU

A most attractive linked detached residence with part 'Tudor' style elevation located in this highly sought after location within close proximity of Friary Park and North Finchley shopping centre.

The ground floor, which has been extended, is approached via a good size entrance hall, lounge, sitting room, dining room/family room, fitted kitchen and utility room.

On the first floor there are 3 bedrooms, an en suite shower room/toilet and a family bathroom with a separate toilet.

Externally there is a delightful garden, detached garage, and off street parking to the front.

Friary Road is located within easy reach of Friary Park, North Middlesex Golf Club and North Finchley High Road with it's multiple shopping and transport amenities. This family home also falls within the catchment for The Wren Academy (approx 1 mile) and a selection of local schools.





































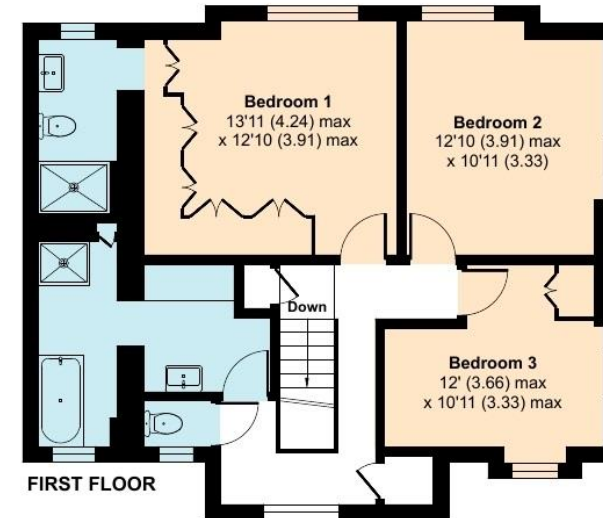
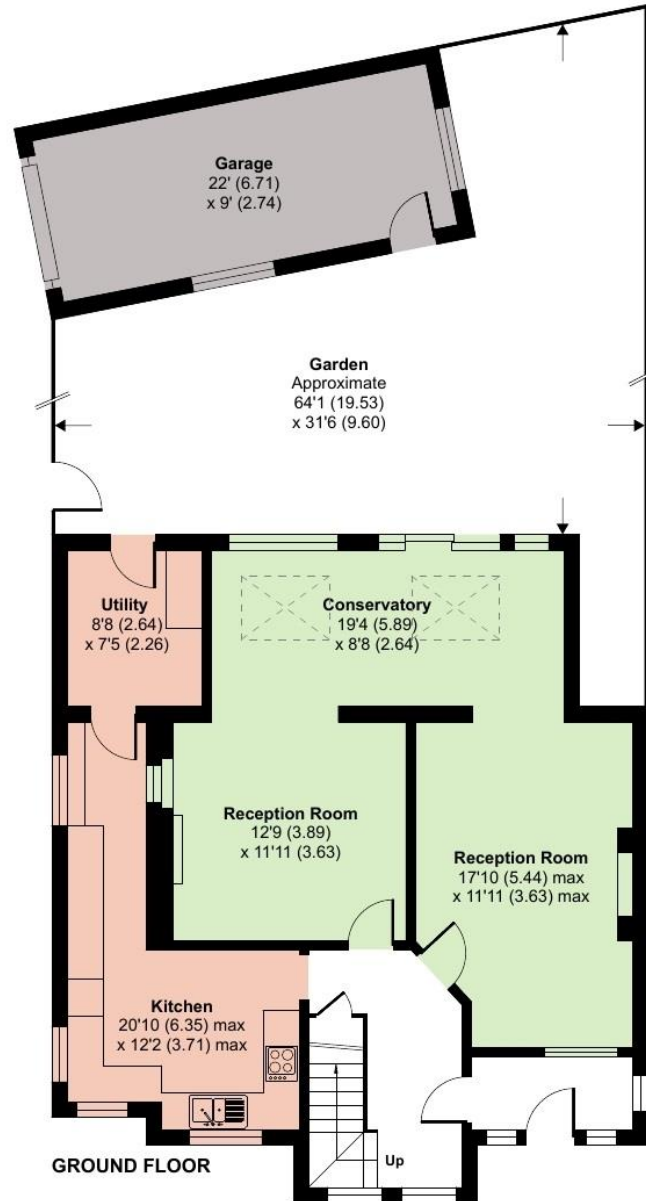
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Approximate Area = 1714 sq ft / 159.2 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1912 sq ft / 177.5 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

London Authority:
 London Borough of Barnet
 Council Tax Band: G
 FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 978678



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