



TAYLOR GIBBS

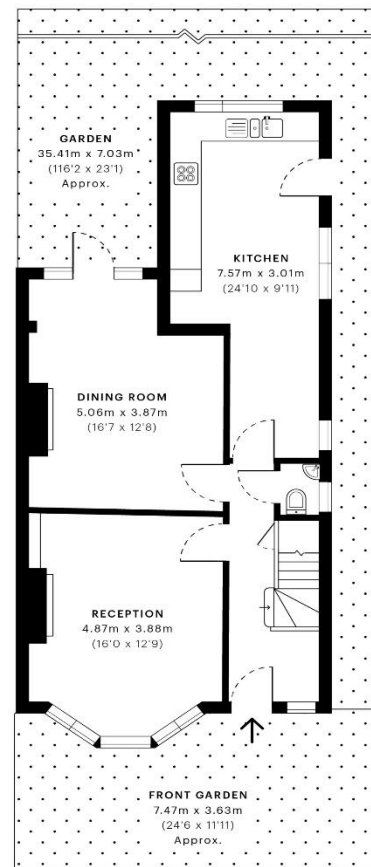
Residential Sales, Lettings & Management Agents

Springcroft Avenue, East Finchley, N2
Price £1,350,000 - Freehold

A four bedroom semi-detached Edwardian family home situated in an enviable location, just off Fortis Green. Arranged over two floors, the ground floor comprises two reception rooms, guest WC and a large kitchen with space for dining. The first floor comprises four bedrooms, a family bathroom and separate WC. The period features have been retained throughout the property including the original fireplaces, cornicing and picture rails. Externally there is a large West facing garden accessed from both the rear reception room or kitchen. The property is conveniently located within close walking distance to East Finchley Underground Station, the multiple amenities on East Finchley High Road and the picturesque surrounding of Cherry Tree Wood. The property is available chain free.

Council Tax: London Borough of Barnet - Band F
Approx. Floor Area: 1397 sqft (129.79 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)
The internal area of the property
129.82 sqm / 1397.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes staircases, mezzanine levels, etc.
110.01 sqm / 1181.31 sqft

INTERNAL EXCLUDED ELEMENTS
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

EXCLUDED ROOMS
Limited use areas under 1.5m²
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and calculated from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement contained in the plan.

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SPEC ID: 563f886c51795620d66e3f63



