



West Avenue, West Finchley, N3 1AX

Guide Price £875,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are pleased to bring to the market this very well-presented THREE BEDROOM SEMI-DETACHED family home set on a quiet street in the heart of West Finchley.

Upon entry via a porch into the spacious hallway, there is a beautifully designed front reception room with storage and bay window, whilst the back of the property features a dining room and separate kitchen.

The first floor provides two double bedrooms, each with fitted wardrobes, plus a single bedroom and a modern bathroom.

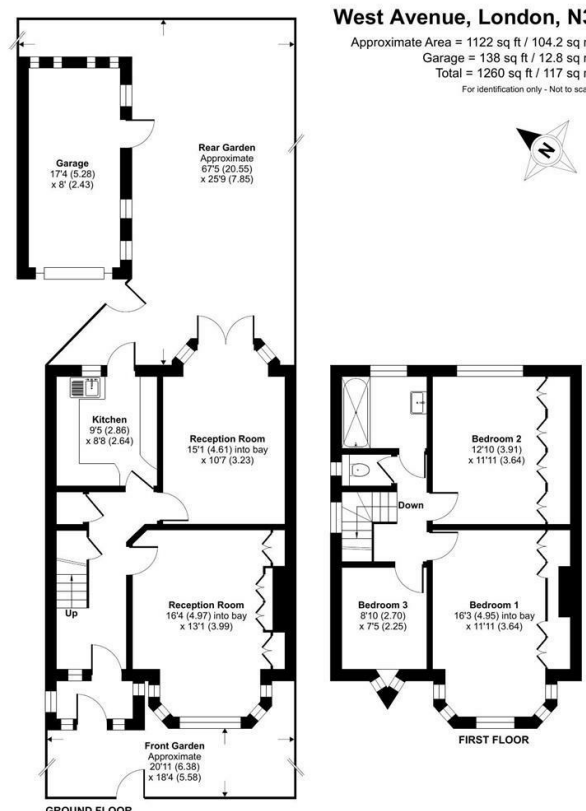
There is potential to extend into the loft and out the rear (STPP). The garden reaches nearly 70 feet and there is a stand-alone garage too.

West Avenue has easy access to West Finchley Station on the Northern Line, as well as being in the catchment area for Moss Hall Primary School. The popular pathways and greenery of the Dollis Valley Brook are also close by.

SOLE AGENT



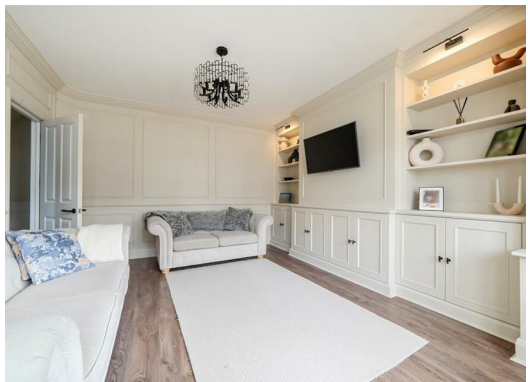
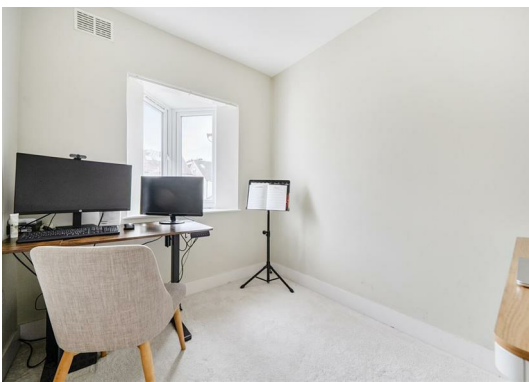




West Avenue, London, N3
 Approximate Area = 1122 sq ft / 104.2 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1260 sq ft / 117 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1520274

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		78
B (81-90)		
C (69-80)	66	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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