



Bancroft Avenue, N2

A beautifully presented detached family home offering over 3500 Sq Ft in this prime residential turning located off The Bishops Avenue and within easy reach of East Finchley underground station.

The ground floor benefits from generous proportions including a stunning brand new kitchen/breakfast room, reception/dining room and a family room. On the upper floor there are 6 bedrooms and 4 bathrooms (2 en suites).

Externally there is a beautifully landscaped 111" South facing garden and a garage.

ENTRANCE HALL: RECEPTION ROOM/ DINING ROOM: KITCHEN/BREAKFAST ROOM: FAMILY ROOM: MASTER BEDROOM WITH EN SUITE: 5 FURTHER BEDROOMS (1 EN SUITE): 2 FAMILY BATHROOMS: GUEST WC: LANDSCAPED GARDEN: GARAGE: CARRIAGE DRIVEWAY

SOLE AGENTS

Guide Price £2,995,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	69
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		46	59
		EU Directive 2002/91/EC	

