

**40 Finchley Park, London, N12 9JN**

**FOR SALE**  
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## 40 Finchley Park, London, N12 9JN



A beautiful period style detached family cottage style residence with immense charm and character which has been refurbished to a high standard to make for the perfect family home.

Ideally located in one of the area's most sought after locations, within easy reach of Woodside Park, and Totteridge & Whetstone underground stations and Oakleigh Park mainline station and within easy reach of both Whetstone and Tally shopping centres.

On the ground floor there is a delightful 30' reception room with dining area and open plan fitted kitchen leading onto the gardens and second reception room with access to the guest cloakroom. A beautifully lit entrance hall and staircase that leads to the first floor which has three bedrooms, the family bathroom/wc with an en-suite to the master.

Externally there is a delightful landscaped rear garden and to the front there is a deep drive that provides ample parking.

Located in a sought-after neighbourhood, close to local amenities, including shopping centre, schools, and transport links.





































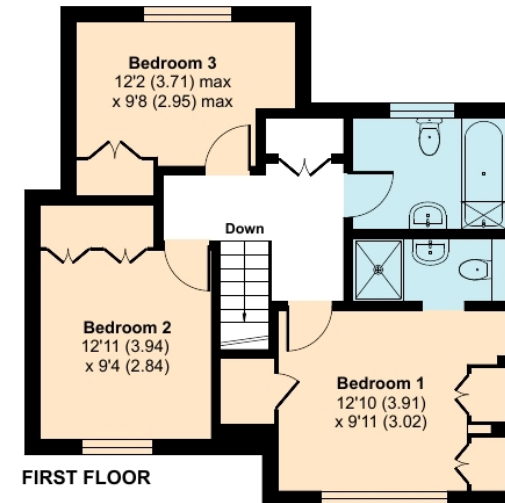
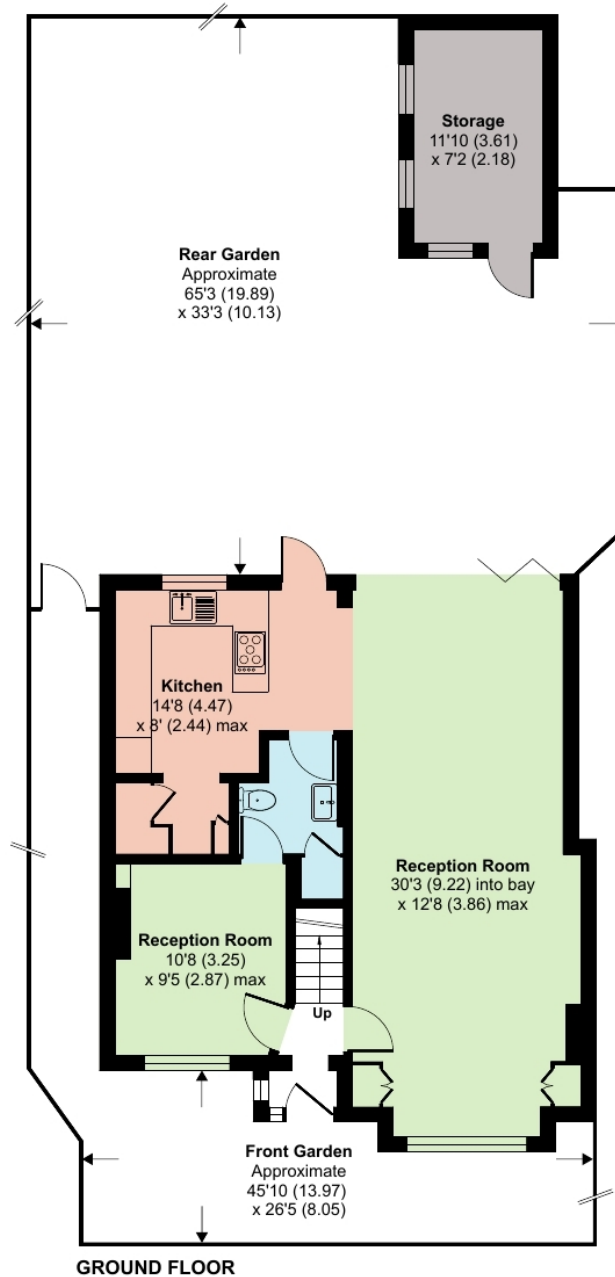
# Finchley Park, London, N12

Approximate Area = 1271 sq ft / 118 sq m

Storage = 85 sq ft / 7.8 sq m

Total = 1356 sq ft / 125.8 sq m

For identification only - Not to scale



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Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i>	
(92+) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>73</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
England, Scotland & Wales	EU Directive 2002/91/EC

Council Tax - E  
Local Authority - Barnet

STATONS  
TOTTERIDGE

28-30 Totteridge Lane,  
London, N20 9QL  
020 8445 3694  
totteridge@statons.com

