

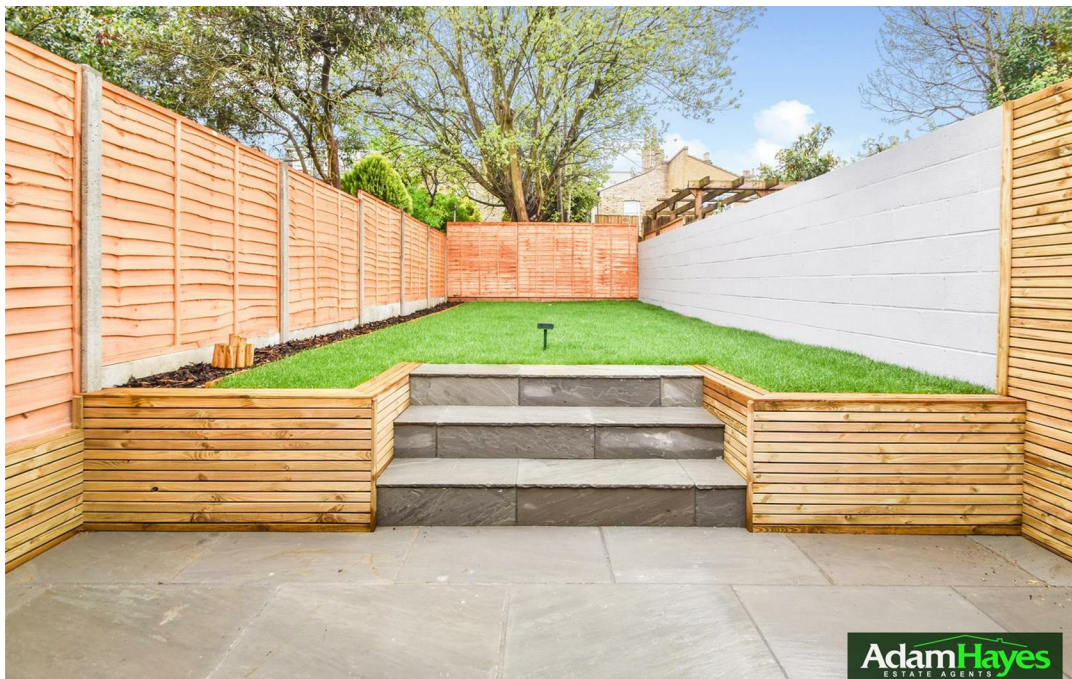


Huntingdon Road, East Finchley, N2

£1,600,000

 5 Bedrooms  2 Bathrooms  2 Receptions





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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# Huntingdon Road, East Finchley, N2

£1,600,000

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## Key Features

- Five Bedrooms
- Two Receptions
- Luxury Fitted Kitchen
- Two Contemporary Bathrooms
- Recently Refurbished
- Garden

## Nearest Stations

East Finchley Station	0.3 miles
Highgate Station	1.2 miles
Finchley Central Station	1.4 miles

## Property Description

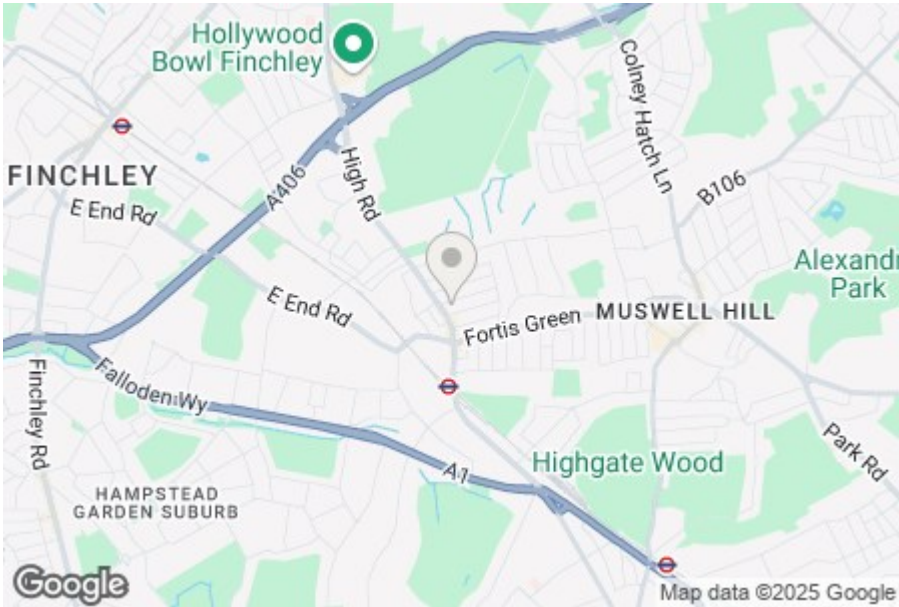
Situated in this sought after tree lined County Road off East Finchley High Road is this stunning five-bedroom, two reception exceptionally refurbished Edwardian home. The property has been thoughtfully extended and features an impressive approximately 26ft through lounge, opening onto a patio area and leading to a generously sized, approximately 22ft luxury fitted kitchen with an island.

This space offers ample storage, a guest WC, a breakfast bar, high ceilings, and bi-folding doors providing seamless access to the rear garden. Additional highlights include the principal bedroom, two further bedrooms, and a high-specification family bathroom on the first floor, while the third floor comprises the fourth and fifth bedrooms, along with a contemporary shower room and convenient eaves storage.

This home is offered on a chain free basis and best suits families looking to upsize, with easy access to established schools such as The Archer Academy, Fortismere, and Eden Primary School. Huntingdon Road enjoys a sought-after location within East Finchley's popular County Roads. Residents also benefit from close proximity to Cherry Tree Wood and are just 0.3 miles from East Finchley Tube Station. To fully appreciate the property's condition, generous size, and prime location, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

## Other Information

Tenure: Freehold  
Council Tax Band: E



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		
EU Directive 2002/91/EC		

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Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.