



Great North Road, East Finchley, N2

 4 Bedrooms  2 Bathrooms  3 Receptions

OIEO £1,750,000



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

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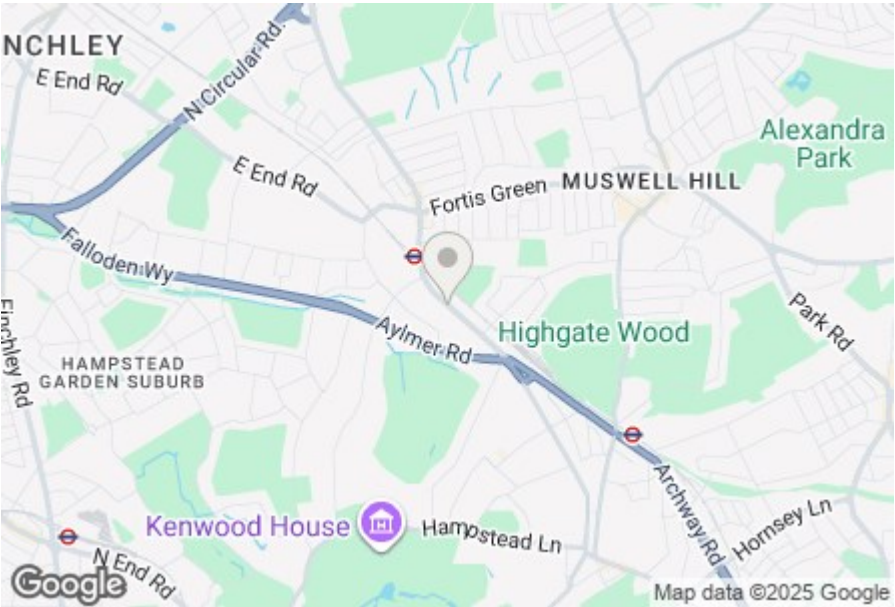
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Key Features

- Four Bedrooms
- Periodic Edwardian Family Home
- Bay Fronted
- Three Reception Rooms
- Mature Rear Garden
- Prime Location
- Off Street Parking

Other Information

Tenure: Freehold
Council Tax Band: G



Nearest Stations

East Finchley Station 0.2 miles
Highgate Station 1.0 miles
Finchley Central Station 1.6 miles

Property Description

Nestled between East Finchley and Highgate, and conveniently close to both East Finchley and Highgate Stations (Northern Line), is this beautifully presented, semi-detached bay fronted Edwardian family home. The property benefits from approx. 2500sqf of internal space and features three bright reception rooms filled with natural light, a contemporary kitchen with generous storage leading into a utility area, a guest WC, and a cellar. The rear garden is accessible from both receptions, ideal for entertaining or family living. The first floor boasts three well-sized double bedrooms, including a principal bedroom with a larger than average four-piece en-suite bathroom. Furthermore, a family bathroom and ample storage complete this level. The top floor reveals a fourth double bedroom with access to a private balcony, a shower room, built-in wardrobes, and stairs leading to additional space within the bedroom. Other notable features include off-street parking for up to three cars, original sash windows, and being perfectly positioned within walking distance of Cherry Tree Wood, Highgate Wood, Kenwood, and highly regarded schools including The Archer Academy and Tetherdown Primary School. This home combines period charm with contemporary comfort and to appreciate the location, size and condition, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

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
	47	69

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**Approximate Gross Internal Area
2451 sq ft - 228 sq m**



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.