



Vivian Way, Hampstead Garden Suburb, N2

Freehold

£1,800,000



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offices also in highgate

Located in a quiet and scenic setting on a sought-after road, this five-bedroom semi-detached family home offers 1,996 sq. ft. (185.4 sq. m.) of well-proportioned accommodation across three floors. With a bright and spacious interior, this property presents an excellent opportunity to create a stylish and modern family home. Situated within the Brookland School and Archer Academy catchment areas, it also provides convenient access to East Finchley High Road and Underground Station (0.5 miles away), making it ideal for families and commuters alike. This charming home combines space, location, and potential, making it a must-see for buyers looking to settle in Hampstead Garden Suburb. Early viewing is highly recommended.

5 Bedrooms | Lounge/dining room | Kitchen/breakfast room | Family room/study | 3 bathrooms (1 en suite) | Off street parking | South-east facing rear garden | EPC=E





Vivian Way


Approximate Gross Internal Area = 1955 sq ft / 181.6 sq m
(Excluding Reduced Headroom / Eaves)

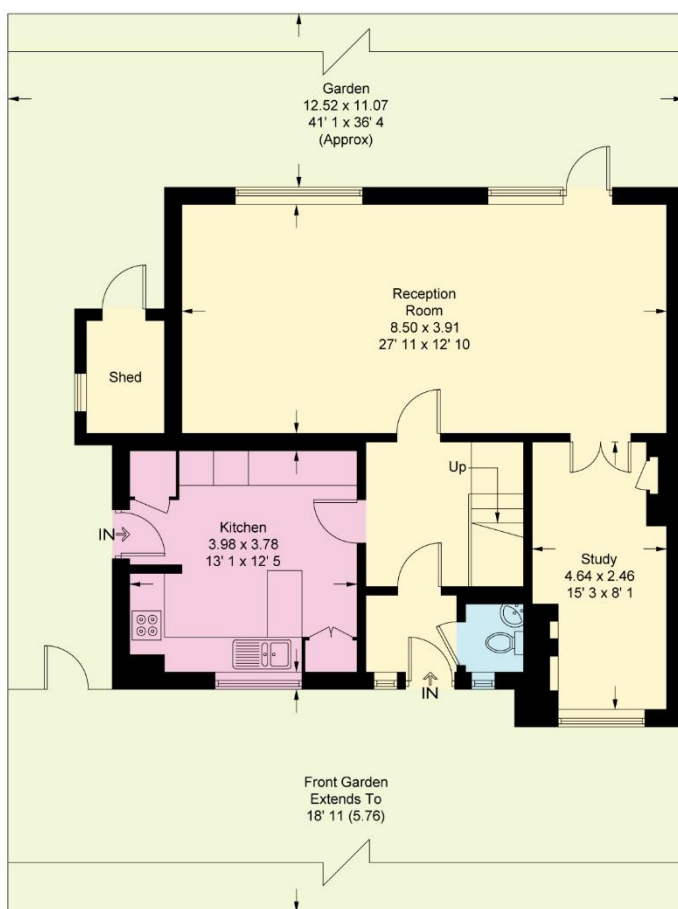
Reduced Headroom / Eaves = 41 sq ft / 3.8 sq m

Shed = 29 sq ft / 2.7 sq m

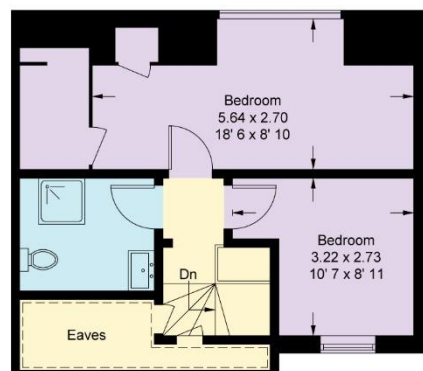
Total = 2025 sq ft / 188.1 sq m



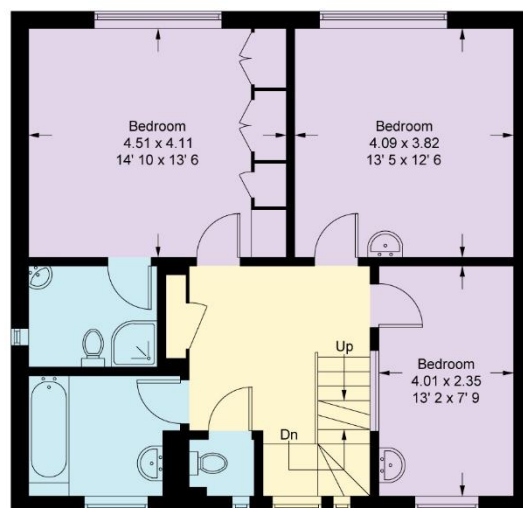
 = Reduced headroom below 1.5m / 5'0



Ground Floor
825 sq ft / 76.6 sq m



Second Floor
420 sq ft / 39 sq m
(Including Reduced Headroom / Eaves)



First Floor
751 sq ft / 69.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.