



**Abbots Gardens, N2**  
London

**£2,000,000**

This impressive and beautifully remodelled six-bedroom semi-detached family home is quietly tucked away on the peaceful cul-de-sac of Abbots Gardens, just off East End Road. Combining sleek contemporary design with the inherent charm of the original property, it has been extensively updated and is presented in excellent condition throughout. Offered chain-free, this is a truly turn-key family home with fantastic living accommodation, a beautiful mature garden and ample off street parking to the front.

The location is hard to beat. Abbots Gardens is a quiet no-through road just off East End Road, offering a tranquil setting yet conveniently close to the amenities of East Finchley, including East Finchley Underground Station (Northern Line) and the High Road's array of shops and cafés. Local green spaces such as Cherry Tree Wood and Highgate Wood are nearby, while Hampstead Garden Suburb is just a short distance away. The area is renowned for its excellent schools, and there are handy local shops close by, including the popular Graham's organic butchers right on East End Road

A substantial and beautifully presented family home with real wow factor – early viewing is highly recommended.

Please Quote Ref: AW1324





The welcoming entrance hallway leads to an elegant front reception room – ideal as a formal sitting room, study, playroom or cinema room. To the rear, the heart of the home is a stunning extended open-plan kitchen/dining/family room, featuring a sleek modern kitchen with a central island incorporating the sink, ample storage and stainless steel work surfaces. A stylish fireplace adds warmth, while a full wall of bi-fold doors perfectly frames the landscaped garden and opens seamlessly to blend indoor and outdoor living. A handy guest cloakroom, large walk-in storage room for coats and shoes, and a converted garage now serving as a practical utility room (with additional sink, space for washing machine and tumble dryer) complete this level.

On the first floor, the principal suite enjoys an en-suite bathroom, with three further bedrooms served by a modern family bathroom. The top-floor loft conversion offers two additional bedrooms, another bathroom and an excellent full-height storage area accessed from the stairs/landing. Outside, the front provides ample off-street parking with the added benefit of an electric car charging point and architect-designed storage featuring a living roof – perfect for discreetly housing bins and bicycles while adding a touch of greenery. The rear garden is a real highlight: beautifully landscaped and mature, with established planting, a generous patio for entertaining and a versatile insulated home office/studio to the rear.

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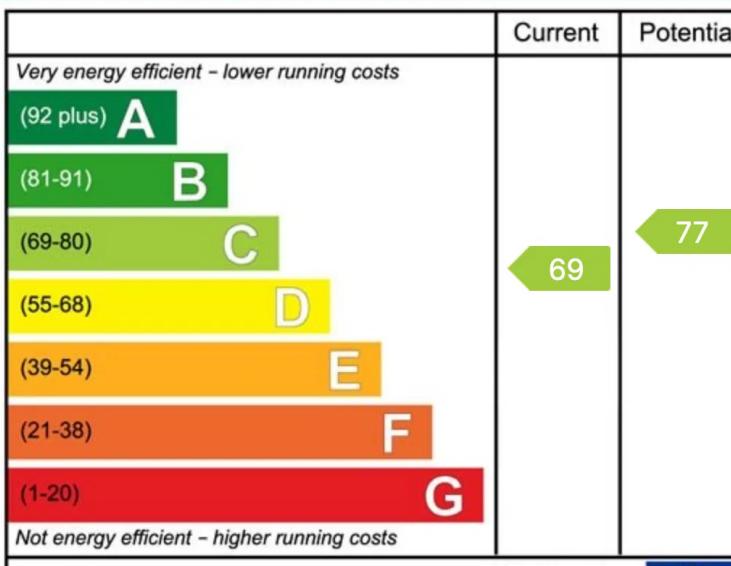
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**TOTAL: 2301 sq. ft. 214 m<sup>2</sup>**  
 GROUND FLOOR: 1213 sq. ft. 113 m<sup>2</sup>. 1ST FLOOR: 734 sq. ft. 68 m<sup>2</sup>. 2ND FLOOR: 354 sq. ft. 33 m<sup>2</sup>. EXCLUDED AREAS: UTILITY: 111 sq. ft. 10 m<sup>2</sup>. STORAGE: 30 sq. ft. 3 m<sup>2</sup>. PATIO: 455 sq. ft. 42 m<sup>2</sup>. DECKING: 194 sq. ft. 18 m<sup>2</sup>. LOWER DECKING: 73 sq. ft. 7 m<sup>2</sup>. UNDEFINED: 48 sq. ft. 4 m<sup>2</sup>. LOW CEILING: 81 sq. ft. 8 m<sup>2</sup>. WALLS: 211 sq. ft. 20 m<sup>2</sup>.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Energy Efficiency Rating





**Amanda Walker**

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