



FREEHOLD

House - Detached

# 212A HAMPDEN WAY, LONDON, N14 7LY

Offers Over

# £950,000

## FEATURES

- Chain Free
- Four Bedrooms
- Off Street Parking for several vehicles
- Guest Cloakroom
- Detached House arranged over three floors
- Three/Four Receptions
- Large Plot & South East facing Rear Garden
- Potential to Extend STPP



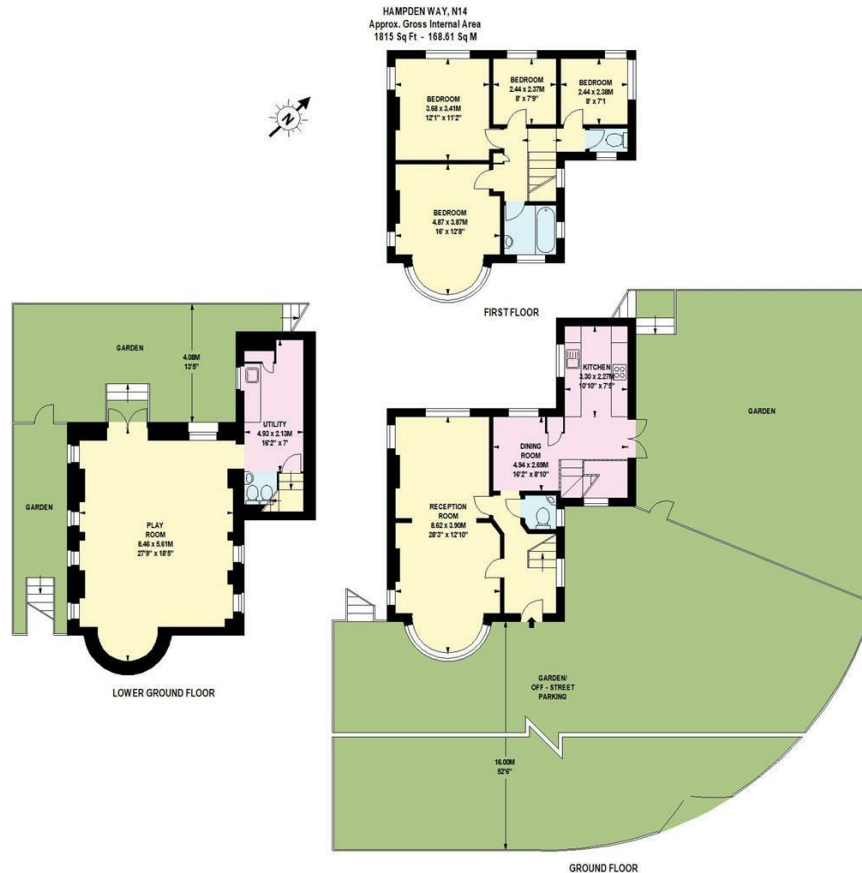
# RASH & RASH

# 4 Bedroom House - Detached located in London

**\*\* Chain Free \*\*** A four bedroom detached 1930s home set on a substantial plot, offering 1,815 square feet of versatile living space with further scope to extend (subject to the usual planning consents). This is a rare opportunity to acquire a characterful family home surrounded by beautifully mature 360 degree gardens, creating a wonderful sense of privacy and seamlessly bringing the outside in, while also enjoying an enviable position opposite a charming green space/mini park.

Upon entering, you are welcomed by three generous reception rooms and a kitchen, providing excellent space for both family living and entertaining. The thoughtfully designed layout allows for an effortless flow throughout the ground floor, complemented by a convenient guest cloakroom.

The lower ground floor offers exceptional additional living potential, featuring a large reception/playroom, laundry room, existing plumbing, direct access to the garden, and side access to the house. With the infrastructure already in place for a kitchen and bathroom, this space could easily be transformed into a fully self-contained separate dwelling, ideal for extended family, guests, or additional income potential.



Call us on

**02088822828**

[info@rashandrash.com](mailto:info@rashandrash.com)

<https://www.rashandrash.com/>

**Council Tax Band**

**G**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	EU
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**RASH & RASH**