

Brim Hill
London, N2

WAYNE & SILVER



The Property

An immaculately presented and well-maintained family home, occupying a prime position on the highly sought-after north side of Hampstead Garden Suburb.

The property benefits from a substantial south-facing private garden extending to approximately 72 ft. Currently arranged to provide three bedrooms and two bathrooms, the house also features a beautiful double reception room, a separate kitchen, guest WC and separate garage.

Further advantages include off-street parking and exceptional scope for enhancement, with potential to convert both the garage and loft (subject to the usual planning consents), as well as the possibility of a rear extension (STPP).

The property is conveniently located within close proximity to East Finchley Underground Station (Northern Line) and the amenities of Market Place and East Finchley High Road.

Offered to the market as sole agent

£1,325,000

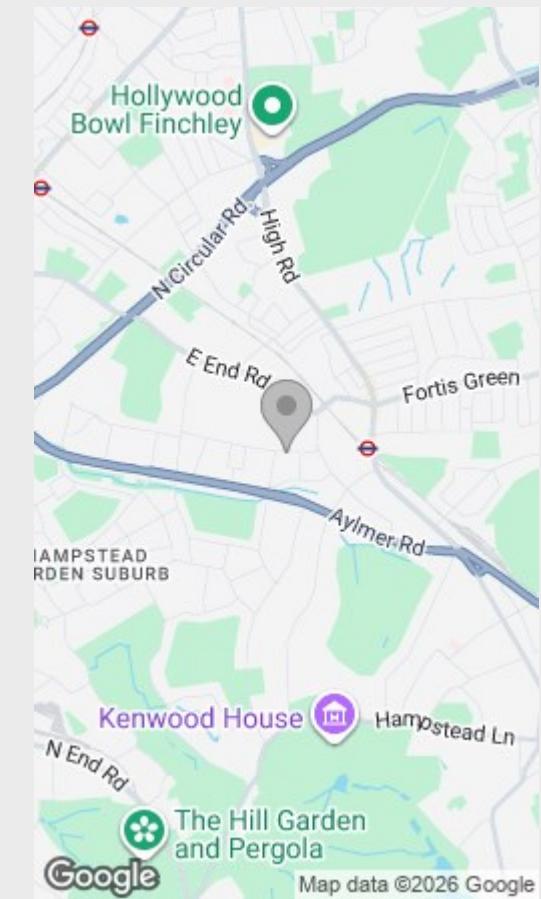
Key Features

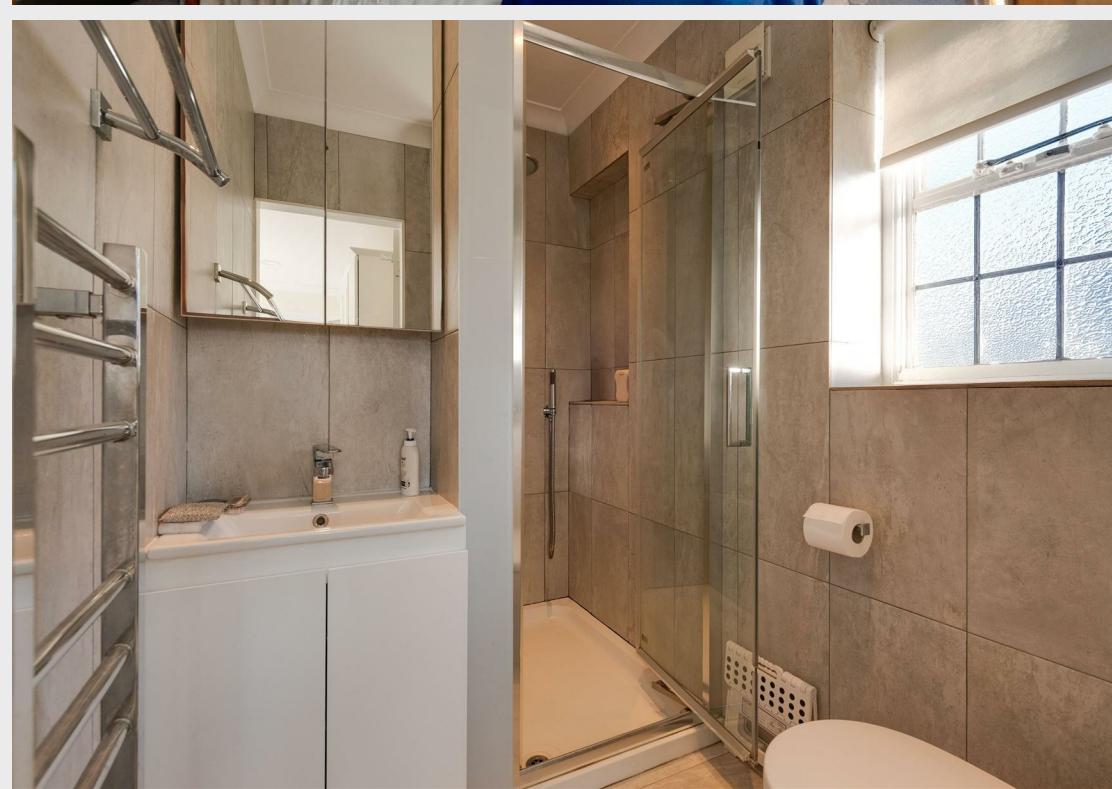
- South facing garden
- Potential to extend (STPP)
- Off-street parking
- Prime position





Location







Brim Hill

£1,325,000

BEDROOMS

3

BATHROOMS

2

EPC

LOCAL COUNCIL

Barnet

TAX BAND

G

TENURE

Freehold

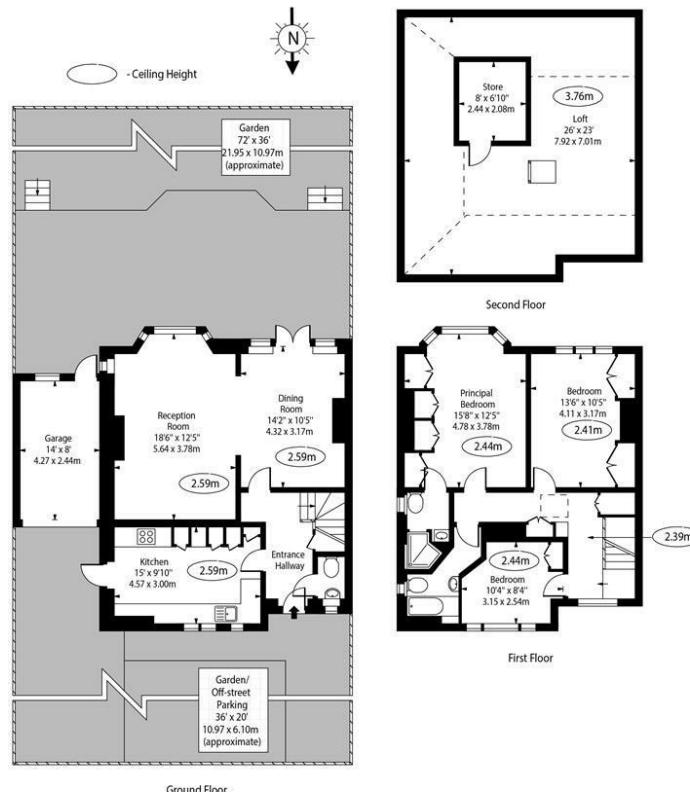
YEARS REMAINING

n/a

Floorplan & EPC

£1,325,000

Brim Hill, N2 0EY



Approx Gross Internal Area 1366 Sq Ft - 126.92 Sq M
(Including Garage)

Approx Floor Area Including Restricted Heights & Loft 1976 Sq Ft - 183.57 Sq M
(Including Garage)

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref:No.53861
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT INFORMATION

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WAYNE
& SILVER

| 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 |

WAYNE & SILVER

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We would be delighted to tell you more
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