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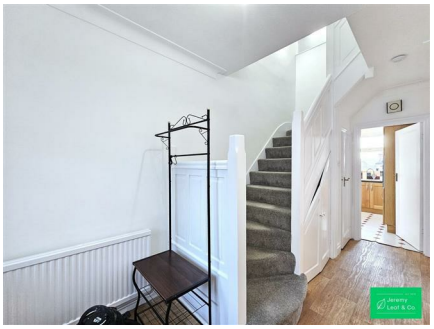
Jeremy Leaf & Co.



Abbots Gardens, N2

£1,550,000

- Five Bedroom Family House
- Expansive Double Reception Room
- 75ft Rear Garden
- Prime Archer & Brookland Catchments
- Two Bathrooms Plus Ground Floor WC
- Driveway For 2 Cars & Private Garage
- 9 Mins Walking Distance To East Finchley Tube (Zone 3)
- Viewings Are Highly Recommended!

98 High Road, London, N2 9EB
020 8444 5222

eastfinchley@jeremyleaf.co.uk
https://www.jeremyleaf.co.uk/

Abbots Gardens, Hampstead Garden Suburb, N2 0JH

Jeremy Leaf & Co are pleased to offer for sale this spacious five-bedroom semi-detached home on Abbots Gardens, one of East Finchley's most sought-after roads, just minutes from East Finchley Tube Station (Zone 3). Ideal for growing families, this substantial property spans a generous 1,657 sq ft (164 sq m) of internal space, beautifully combining grand proportions with a peaceful, well-connected residential setting.

The ground floor welcomes you with a fantastic arrangement of separate living zones. At its heart is an expansive, interconnected double reception space, providing a bright environment for family sitting and formal dining. The separate kitchen and dining room offers functional storage and preparation space with direct access to the large rear garden. A convenient guest W.C. off the hallway and an attached garage complete the ground floor layout.

The bedroom accommodation is arranged entirely across the first floor, offering five distinct bedrooms. Four substantial double bedrooms provide excellent layout potential, while the fifth bedroom serves perfectly as a study, home office, or nursery. Serving this floor are two separate washrooms - a main family bathroom and a separate shower room - perfectly configured to ease morning routine congestion for a busy household.

The property boasts exceptional outdoor space, including a private driveway with off-street parking for up to two cars. To the rear, the large 75'6" (23m) garden offers a secure, peaceful environment for children to play, outdoor dining, and entertaining.

Situated on the highly desirable Abbots Gardens, the property rests close to premier local schools including the highly regarded Archer Academy and Holy Trinity Primary. Internal viewing is highly recommended.

5 3 2 D

Council Tax Band: G

Jeremy
Leaf & Co.

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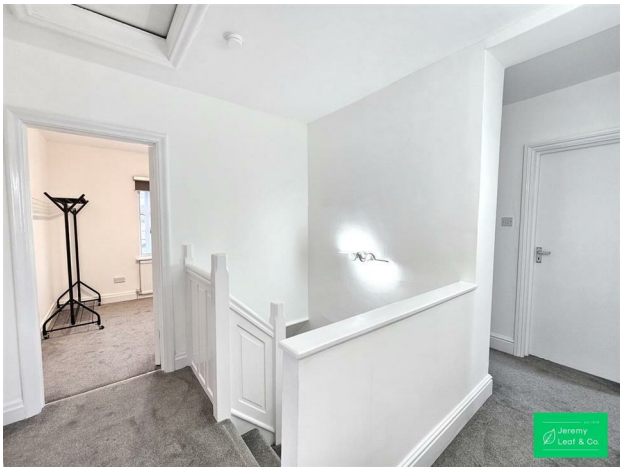
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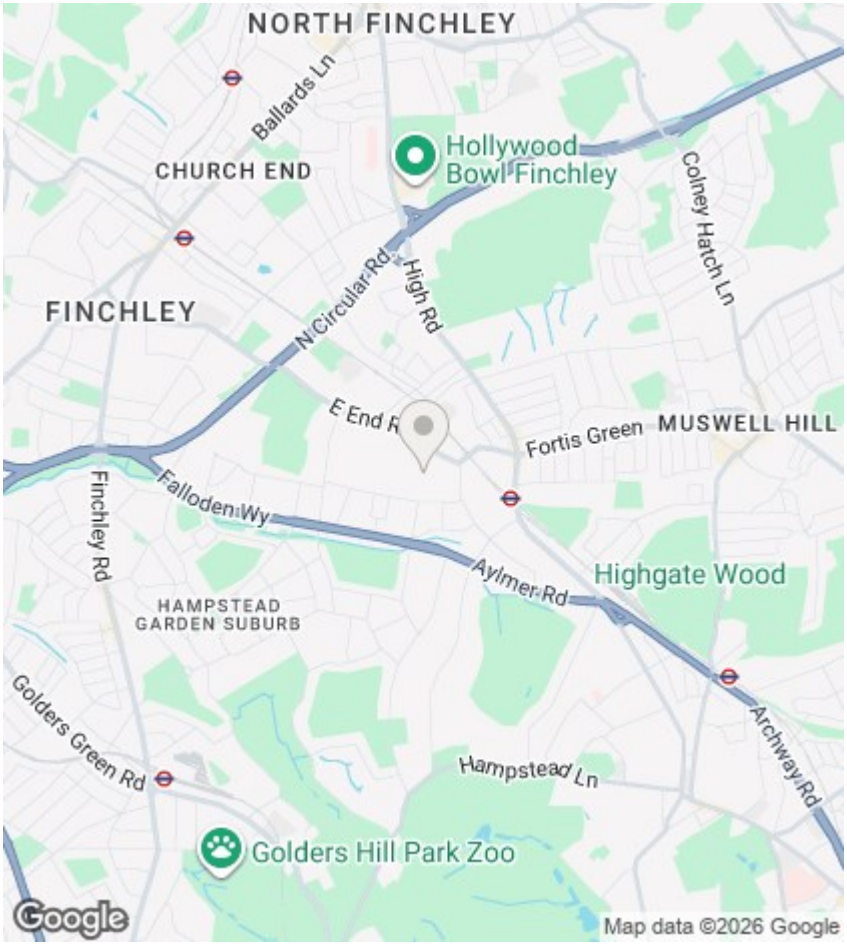


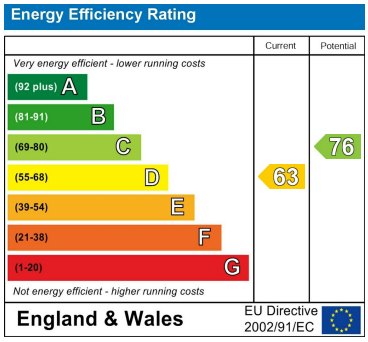
Directions

Viewings

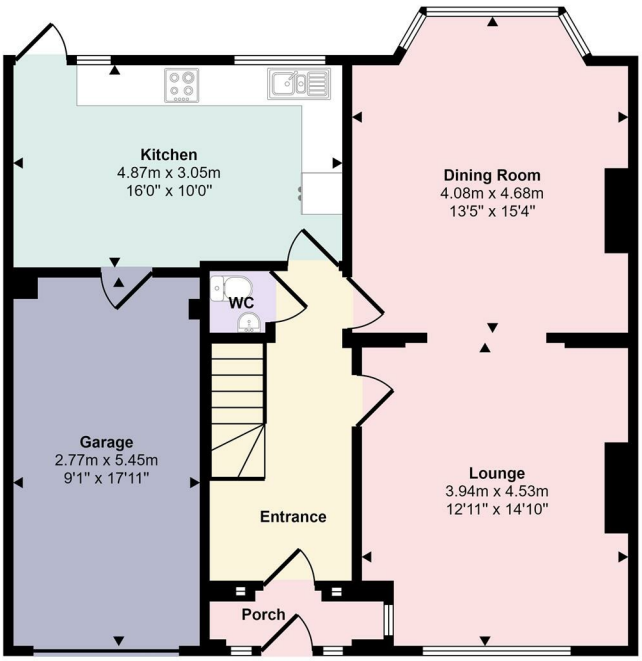
Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
154 sq m / 1657 sq ft



Ground Floor
Approx 80 sq m / 866 sq ft

First Floor
Approx 73 sq m / 791 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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