

**Brim Hill**  
London, N2

**WAYNE & SILVER**



## The Property

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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

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





# Location





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& SILVER**

## Brim Hill

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**£1,325,000**

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BEDROOMS

3

BATHROOMS

2

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EPC

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LOCAL COUNCIL

Barnet

TAX BAND

G

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TENURE

Freehold

YEARS REMAINING

n/a

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# Floorplan & EPC

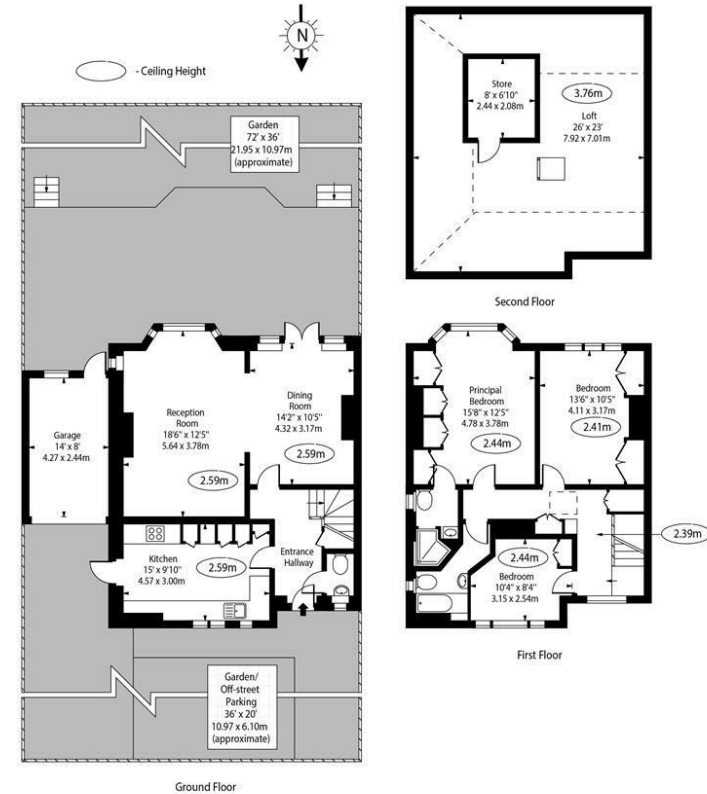
£1,325,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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.

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

# WAYNE & SILVER

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We would be delighted to tell you more  
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