

Aylmer Road

Hampstead Garden Suburb/East Finchley

London N2

WAYNE & SILVER



The Property

Images are virtually staged

Located moments from the prestigious Bishops Avenue, this substantial detached residence offers approximately 4,100 sq ft of accommodation and exceptional potential on a wide, generous plot.

Set back behind mature hedging, the property is approached via a substantial driveway and is further complemented by a large detached double garage. To the rear, an expansive garden of approximately 70 ft provides an excellent sense of space and privacy.

The house is well proportioned throughout and offers a versatile layout while the new owner can improve to their own taste. The ground floor comprises three reception rooms, two of which interconnect, along with a spacious kitchen and a conservatory extension overlooking the garden.

The principal suite is a particularly impressive feature, extending from the front to the rear of the house and incorporating fitted wardrobes, a dressing room and an en-suite bathroom. Three further bedrooms are arranged across the first and second floors, each benefiting from its own en-suite bathroom.

East Finchley station (Northern line) is conveniently located 0.3m away together with all the shops, gastro pubs and further amenities of East Finchley and Fortis Green. The picturesque Kenwood House and grounds is 0.9m away.

A rare opportunity to acquire a substantial family home in a highly sought-after location, with superb scope to update and enhance.

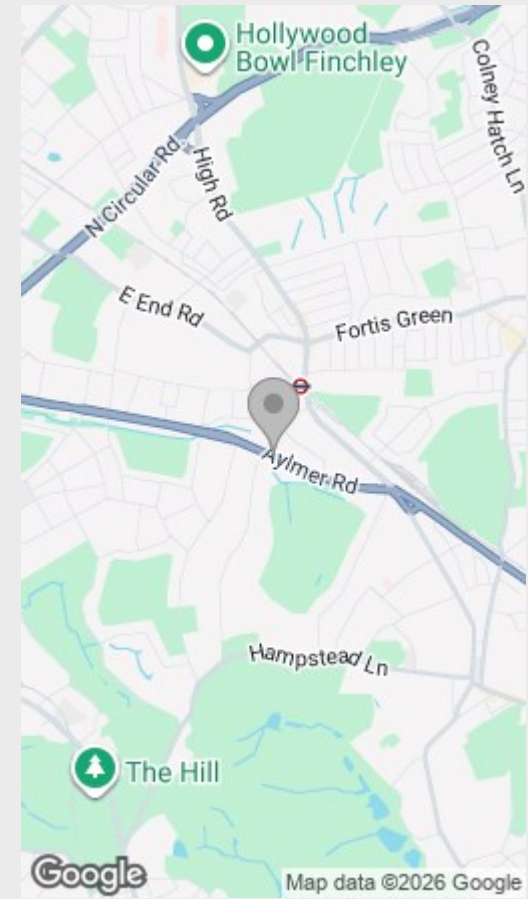
Key Features

- 4 bedrooms, 4 bathrooms
- 4121 sq ft / 382 sq m
- Double garage and drive way
- 70' rear garden





Location





WAYNE
& SILVER

Aylmer Road

£2,250,000

BEDROOMS

4

BATHROOMS

4

INTERNAL

4121.00 sq ft

EPC

E

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold

YEARS REMAINING

n/a



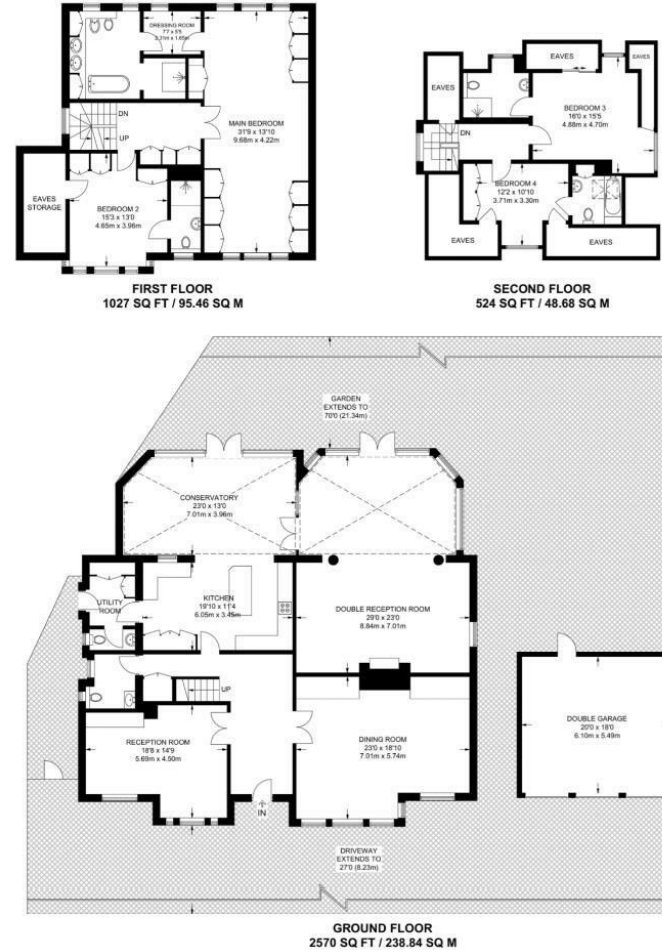
Floorplan & EPC

£2,250,000

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.

**WAYNE
& SILVER**



APPROXIMATE GROSS INTERNAL AREA
4121 SQ FT / 382.98 SQ M

This plan has been drawn for illustrative and identification purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 63 |
| (39-54) E | | 40 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: 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.