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CHURCH MOUNT N2



FREEHOLD. SOLE AGENT.

£2,999,999.

RECEPTION ROOM: DINING ROOM: KITCHEN: BREAKFAST/FAMILY

ROOM: UTILITY ROOM/HEATED GARAGE: 2 GUEST WC'S:

PRINCIPAL BEDROOM WITH EN SUITE: 6 FURTHER BEDROOMS (3
WITH EN SUITES): FAMILY BATHROOM: REAR GARDEN: OFF-STREET

PARKING: COUNCIL TAX BAND H: EPC RATING D



A larger than average 7-bedroom, 5-bathroom, detached family home located in this prestigious road on the south side of the Suburb. Set back behind a carriage driveway the property offers 3,375 sq ft of accommodation over 3 floors.

Internally there is a large, welcoming reception hallway with double doors leading into a 35' lounge/dining through room with French doors opening out onto a west facing rear garden ,a kitchen breakfast morning room, a guest W.C and an internal garage.

The first floor comprises 5 bedrooms and 3 bathrooms with the large principal bedroom offering an en-suite bathroom as well a further ensuite shower room to bedroom 2. A family bathroom services the remaining bedrooms on this floor as well as separate W.C. The second floor offers 2 further double bedrooms both of which have ensuites.

Further benefits include being within a couple of minutes' walk to Norrice Lea synagogue, Lyttleton Playing fields and the shops and cafes of The Market Place. Both Kenwood House and East Finchley Underground station are 0.8 miles away





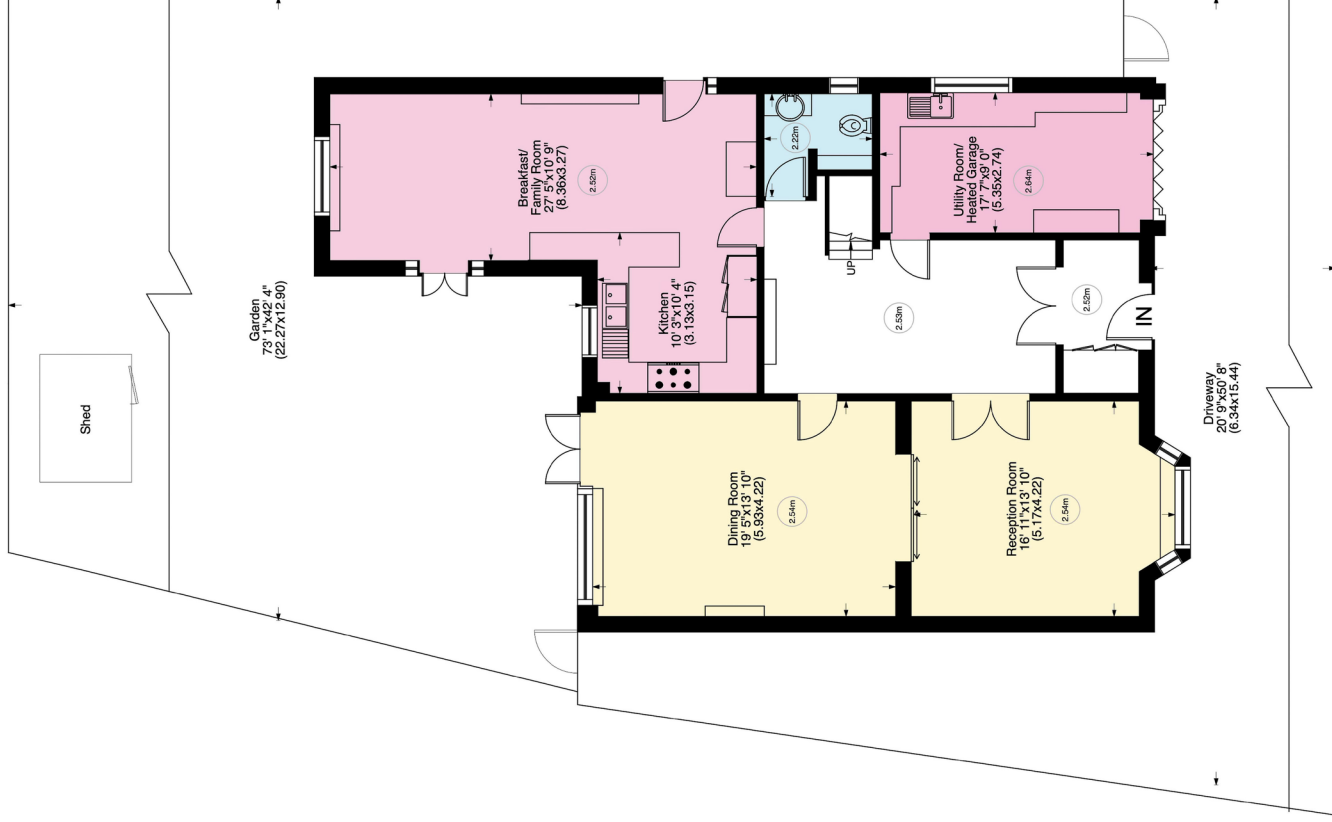
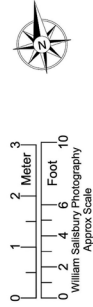


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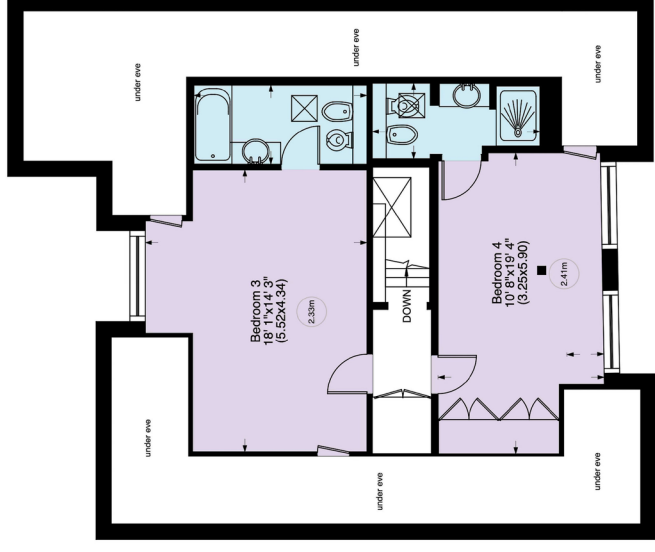
Gross internal area (approx.)
377 Sq m (4058 Sq ft) Including Plant Room & under 1.5m
314 Sq m (3375 Sq ft) Excluding Plant Room & under 1.5m

Site Area (approx.)
Acre 0.13 Hectares 0.05

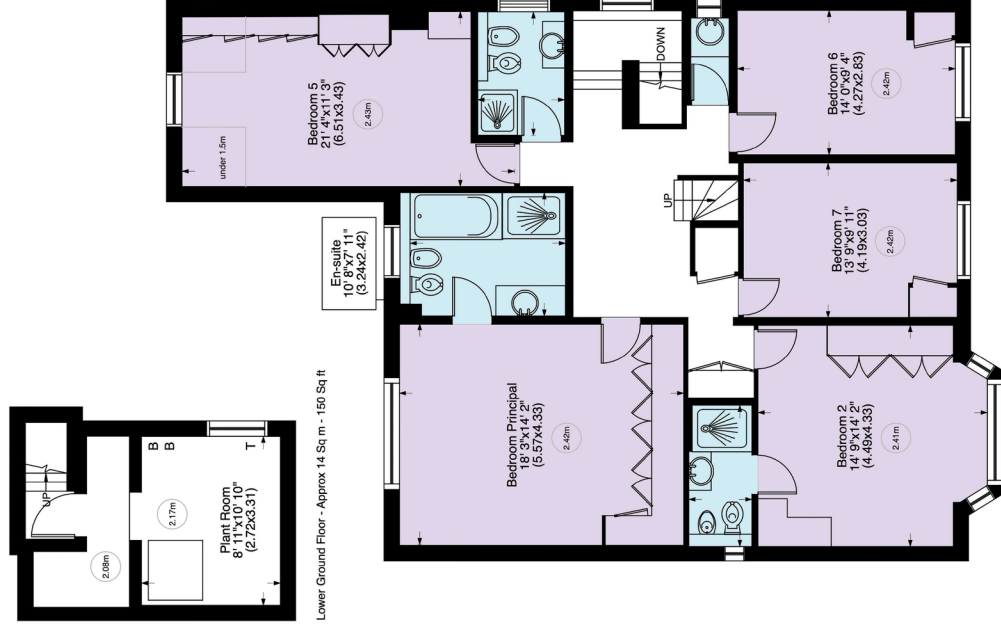
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Ground Floor - Approx 129 Sq m - 1392 Sq ft



Second Floor - Approx 104 Sq m - 1118 Sq ft



First Floor - Approx 130 Sq m - 1398 Sq ft

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All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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