



Gurney Drive, Hampstead Garden Suburb, N2

Freehold

£1,595,000



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This lovely four bedroom semi-detached house is located in a picturesque and highly sought-after area. It is conveniently situated just a short stroll away from East Finchley underground station, providing easy access to transportation. The property is also within close proximity to The Market Place shops and Lyttleton Playing Fields, offering a variety of amenities and recreational activities. The house boasts two bathrooms, one of which is an en suite, providing convenience and privacy for the residents. The kitchen/diner has been extended, creating a spacious and inviting area with stunning views of the secluded 65' west facing rear garden. This garden offers a tranquil and private space for relaxation and outdoor activities. Additionally, the property features a separate detached garage, providing secure parking or extra storage space. Overall, this handsome house offers a perfect blend of modern living, tranquillity, and convenience in a highly desirable location.

4 bedrooms | Lounge | Dining room | Kitchen | 2 bathrooms (1 en suite) | En suite shower room | Downstairs wc | West facing rear garden | Separate garage included | EPC=TBA




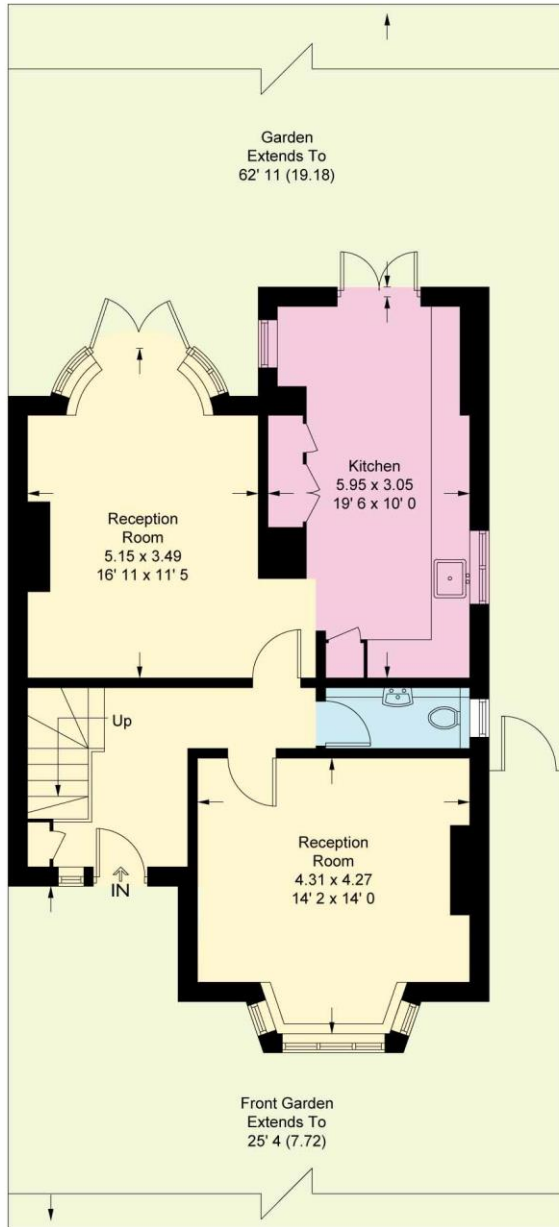


Gurney Drive

Approximate Gross Internal Area = 1586 sq ft / 147.3 sq m
 (Excluding Reduced Headroom / Eaves / Void)
 Reduced Headroom / Eaves = 115 sq ft / 10.7 sq m
 Total = 1701 sq ft / 158 sq m



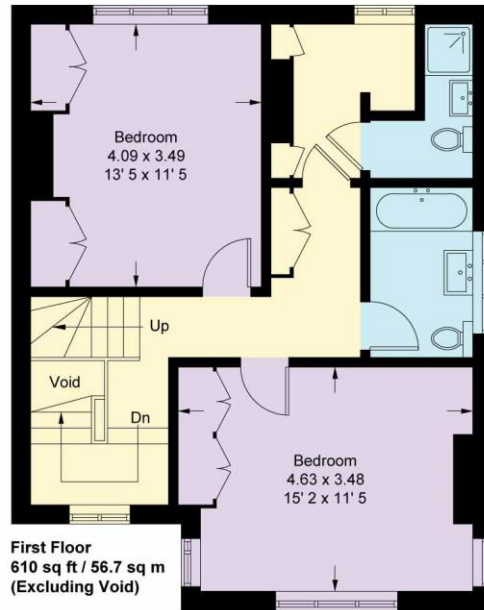
 = Reduced headroom below 1.5m / 5'0



Ground Floor
 702 sq ft / 65.2 sq m



Second Floor
 389 sq ft / 36.1 sq m
 (Including Reduced Headroom / Eaves)



First Floor
 610 sq ft / 56.7 sq m
 (Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.