



Elms Avenue, London

N10



Beyond your expectations

Stunning 6 bed house with south facing garden and parking; EPC:E

6 bedrooms | 3492 sq ft | South facing garden | Off street parking | Close to Broadway | Stylish mix of period and contemporary | EPC: E

Asking Price £2,550,000 Freehold

Description

Beautifully presented six bedroom period property with south facing garden, off street parking and self contained studio apartment. The ground floor hall retains many original features such as decorative woodwork and enormous stained glass window. There are two reception rooms at the front of the property; a study and large reception, whilst at the rear is a self contained studio apartment with separate bathroom and kitchen; this space can also be integrated into the main residence. The extended kitchen and dining room has a mass of natural light from skylights and floor to ceiling bi fold doors which lead out to the immaculately designed and maintained south facing garden. On the first floor are three spacious double bedrooms; one of which has an en suite shower, as well as a family bathroom and additional WC. There is a fourth bedroom on the second floor whilst the loft has been expertly converted to provide a wonderfully large and flexible space with private balcony; ideal as additional bedroom, reception, work or guest area. The garden has both patio and lawn areas, summer house, mature borders along with decorative shrubs.

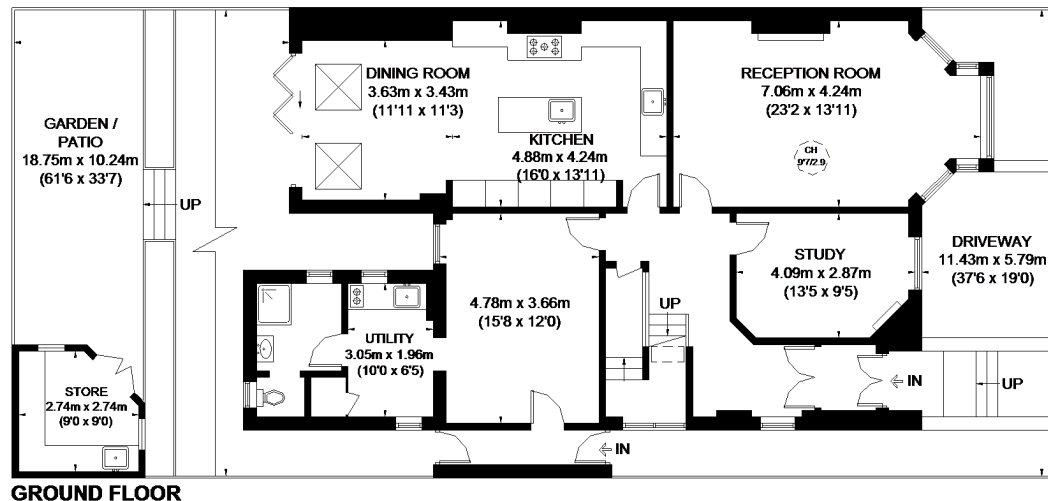
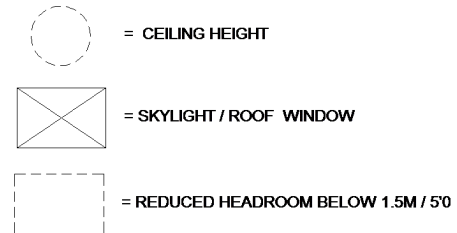
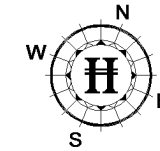
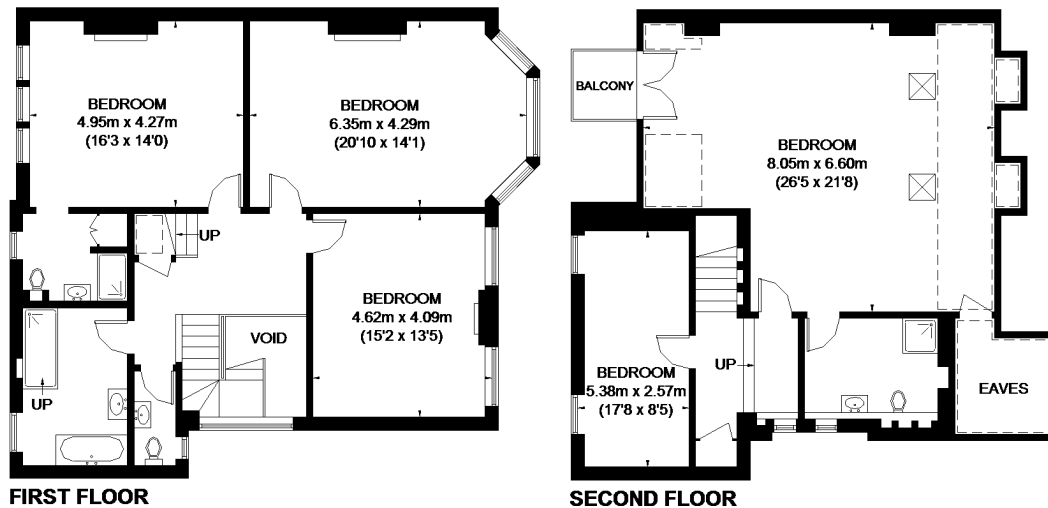
Location

Elms Avenue is one of the most central and sought after roads in the area and is moments from the shops, cafes and restaurants of Muswell Hill. Nearby bus links and the stations at Highgate and Horsney provide access to the City and West End. Nearby schools include Muswell Hill Primary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

ELMS AVENUE



**APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM &
EAVES & VOID)**

GROUND FLOOR = 1408 SQ. FT. (130.8 SQ. M.)
 FIRST FLOOR = 1058 SQ. FT. (98.3 SQ. M.)
 SECOND FLOOR = 743 SQ. FT. (69.0 SQ. M.)
 STORE = 73 SQ. FT. (6.8 SQ. M.)
REDUCED HEADROOM & EAVES
 210 SQ. FT. (19.5 SQ. M.)
TOTAL = 3492 SQ. FT. (324.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID276719)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

