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CZ2
Mon-Fri
2-3pm

FOR SALE

AdamHayes

020 8189 6333

www.adamhayes.co.uk

51
Municipal Council
2006-2009

Seymour Road, London, N3 2NH

£1,600,000

 5  2  3



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Seymour Road, London, N3 2NH

£1,600,000

 5 Bedrooms  2 Bathrooms  3 Receptions

Key Features

- Five Bedrooms
- Two Bathrooms
- Edwardian Semi Deattached
- Double Fronted
- Off Street Parking
- Walking Distance to Victoria Park

Other Information

Tenure: Freehold
Length of Lease: n/a
Ground Rent: n/a
Service Charge: n/a
Service Review Period: n/a
Council Tax Band: G

Nearest Stations

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Property Description

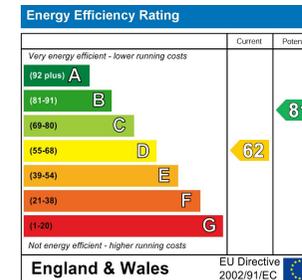
On the market for the first time in almost 50 years is this rare opportunity to purchase a substantial double fronted Edwardian semi-detached family home, located on a sought-after residential road in Finchley and backing directly onto Victoria Park.

Offering almost 4,000 sq ft of accommodation, the property is currently arranged as four bedrooms but offers excellent potential to convert the impressive billiard room into a fifth bedroom suite with en-suite and dressing area (STPP).

The ground floor comprises three spacious reception rooms, a kitchen with dining area opening onto a large west-facing garden backing onto Victoria Park, a utility room and a guest cloakroom, all accessed from a striking octagonal entrance hall. The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite and ample storage, along with a family bathroom and separate shower. The second floor features the original billiard room with skylight, sitting area and extensive loft space, offering excellent potential for further accommodation.

Further benefits include off-street parking, period features, large west-facing garden, chain free status and freehold tenure. The house is located on a quiet residential road within walking distance of local shops, bus routes, West Finchley and Finchley Central Underground Stations (Northern Line).

To really appreciate the size, character, location and potential, an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.



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**Approximate Gross Internal Area
3973 sq ft - 369 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.