



**Aylmer Road, East Finchley, N2**

Asking Price: £1,650,000

**Benham  
& Reeves**



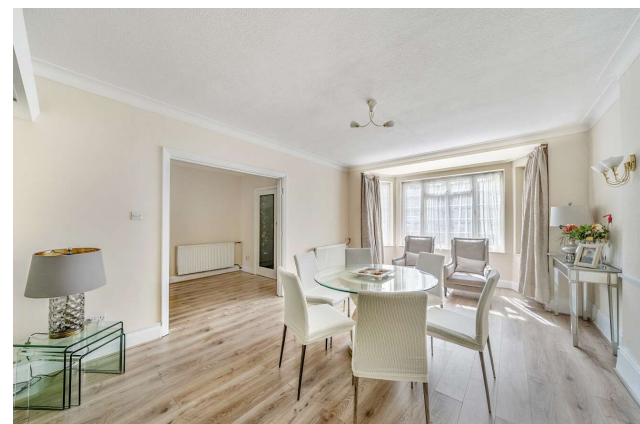
# Aylmer Road, East Finchley, N2

 4 Bedroom (s)  1 Bathroom  Freehold

This is an amazing opportunity to acquire this 4-bedroom detached house, with an integral garage and off-street parking for 2 cars with an established family-sized garden (approximately 138ft).

This bright and airy property is offered on a chain-free basis. It requires some modernising and potentially extending (subject to planning consent), which gives the purchaser an excellent opportunity to create their bespoke home.

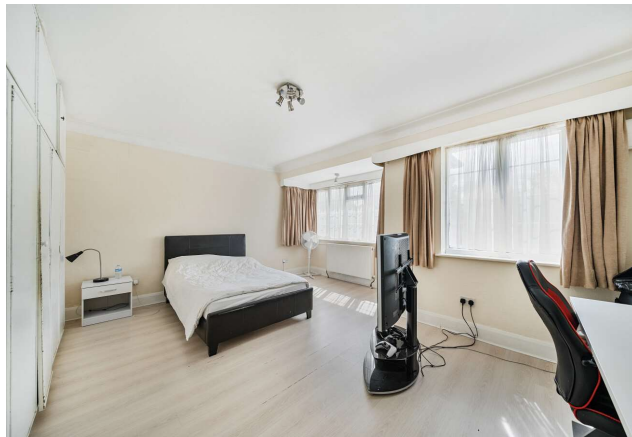
Located metres away from one of London's Premier Roads, The Bishops Avenue, this house is conveniently located close to all the bars, restaurants and local shops in East Finchley with its Northern Line underground station. It is also within easy reach of Highgate and Hampstead Heath.

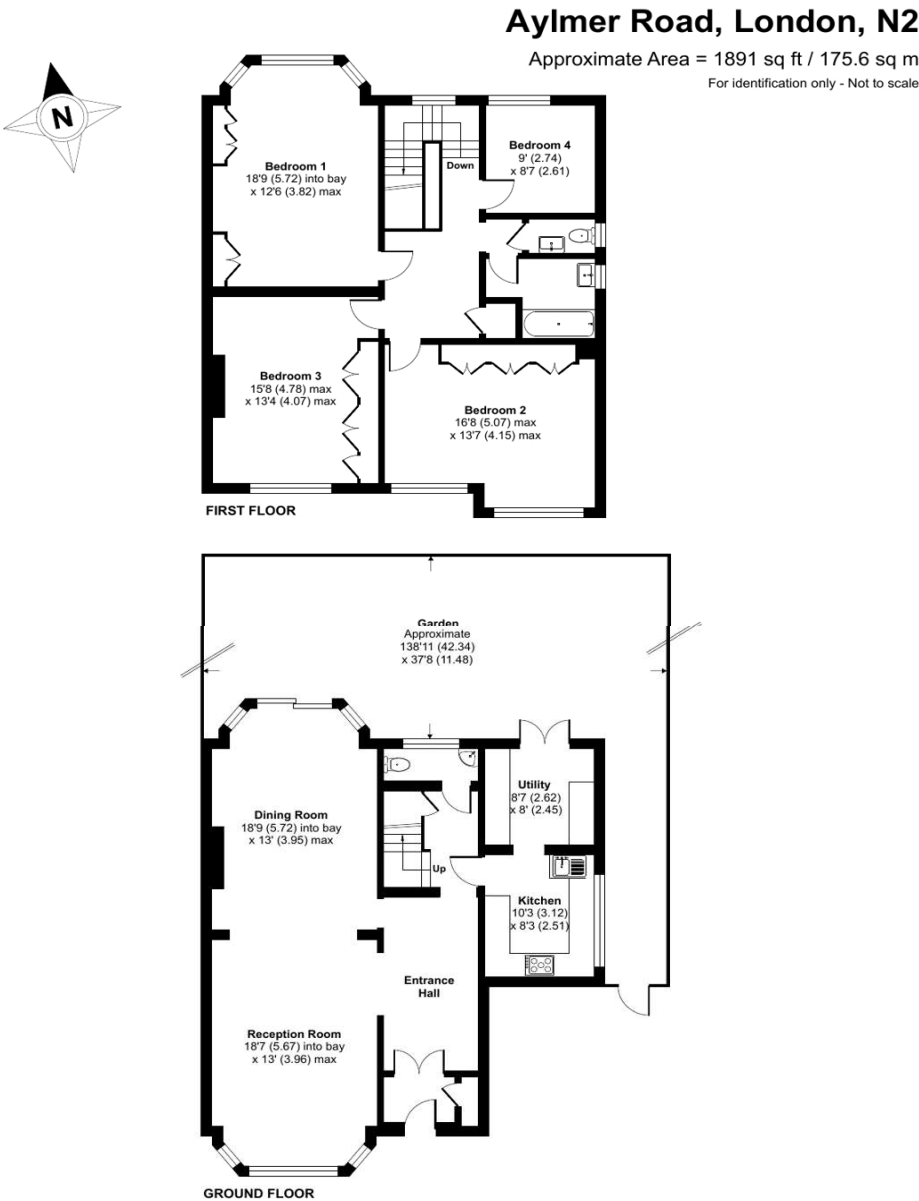




## Property Features:

- Chain Free
- Detached House
- Intercommunicating Reception Rooms
- Kitchen
- Utility Room
- Guest WC
- 4 bedrooms
- Family Bathroom
- Off-Street parking for 2 Cars
- Garage
- 138' Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,650,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG250007

T: 020 8341 2335

E: [highgate.sales@benhams.com](mailto:highgate.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

