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CHURCH MOUNT N2



FREEHOLD. JOINT AGENT.

£4,495,000.

ENTRANCE HALL: RECEPTION ROOM: KITCHEN: DINING ROOM:

PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE: 6

FURTHER BEDROOMS (5 WITH EN SUITES): 2 GUEST WC'S: UTILITY

KITCHEN: ENTERTAINMENT ROOM/BAR ROOM: PLANT ROOM:

REAR LANDSCAPED GARDEN: OFF-STREET PARKING:

COUNCIL TAX BAND H: EPC RATING C



An exceptional detached family residence spanning over 5,000 sq ft (489 sqm), beautifully arranged over four floors and located on one of the area's most desirable residential turnings.

This impressive home offers balanced accommodation designed for both family living and entertaining on a grand scale. The upper ground floor provides superb reception space including an elegant formal reception room, a formal dining room and a stunning contemporary kitchen/breakfast room overlooking and opening directly onto the rear garden.



The bedroom accommodation is thoughtfully arranged across the upper floors, offering a generous principal bedroom with en-suite bathroom and dressing room, 2 additional en-suite bedrooms on this floor and a 2 further double en-suite bedrooms to the top floor and a study.

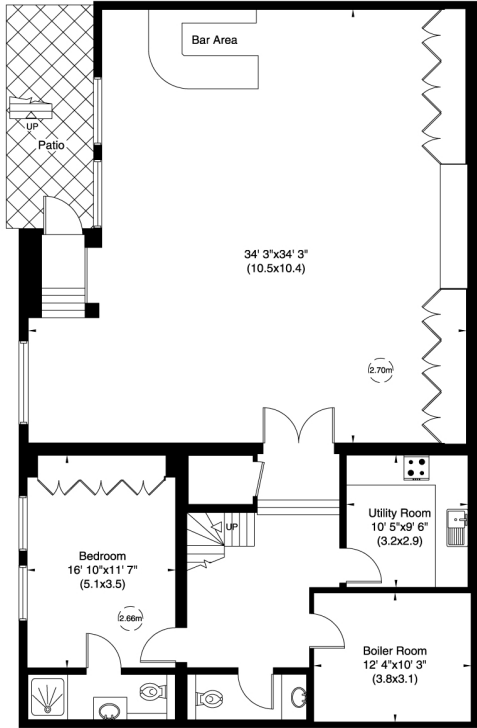
The lower ground floor adds a further dimension to the property, featuring an extensive entertainment room/bar area, utility room/kitchen and an additional bedroom which can be used for staff accommodation or a guest room.

Externally, the house is approached via a substantial carriage driveway providing ample off-street parking. To the rear is a beautifully proportioned garden and patio. The property is within close proximity of Norrice Lea synagogue, East Finchley underground and the open space of Kenwood being a very short walk away.

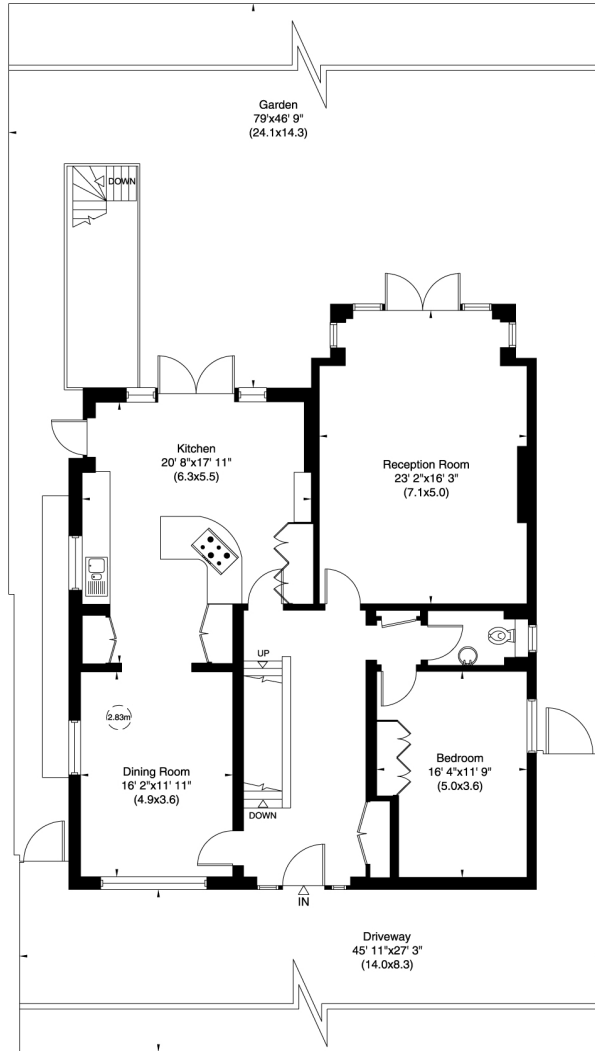


**CHURCH MOUNT
LONDON N2**

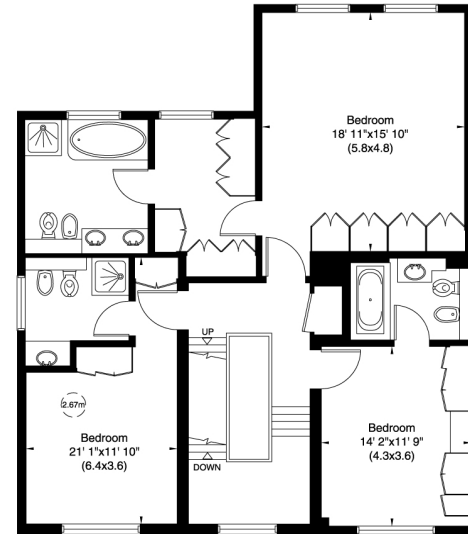
Gross internal area (approx.)
5266 Sq ft (489 Sq m)



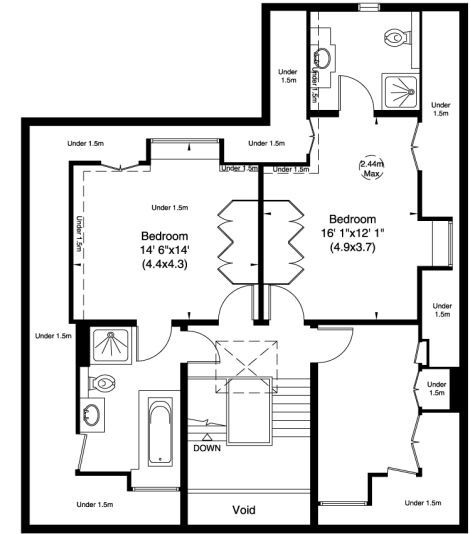
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Floor Plan by **capital group** 020 8671 7722

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