



## 38 Beech Drive, London, N2 9NY

Asking Price: £2,750,000 Freehold

**5 Total Bedrooms | 3 Reception Rooms | 2 Bathrooms**

A rare, sought after detached house on this sought after East Finchley street. The house enjoys perfect east/ west orientation as well as generous room sizes, an internal garage, a carriageway drive and significant loft space. The house is offered with no onward chain.

- Spacious five bedroom detached house with east/ west orientation
- Attractive double frontage with horseshoe carriageway
- Well located for Muswell Hill & East Finchley tube
- Great local schools, Fortismere a short walk

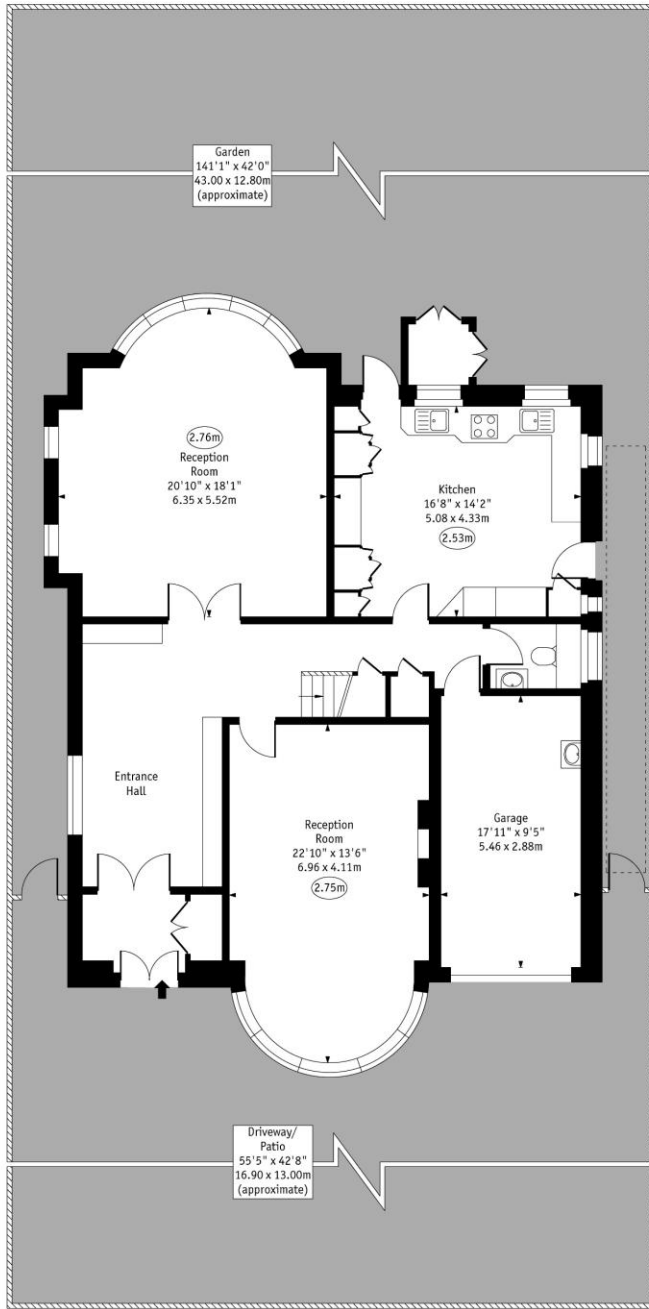


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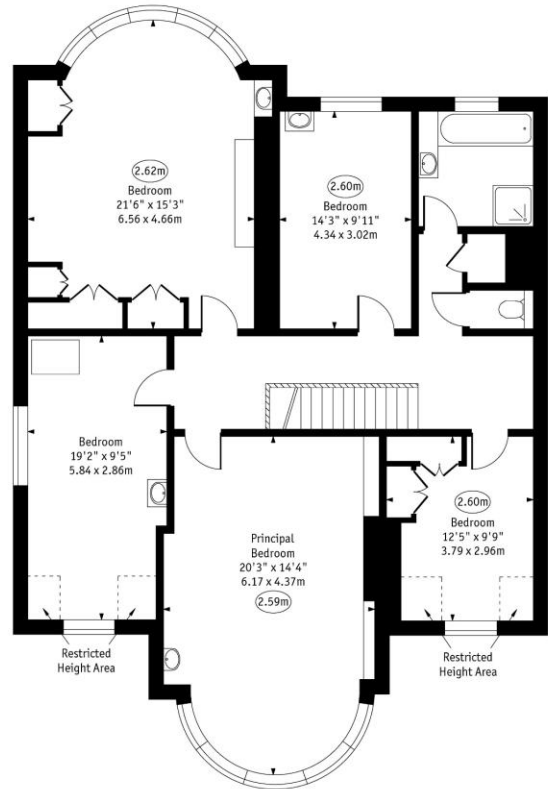


Beech Drive, N2

○ - Ceiling Height



Ground Floor

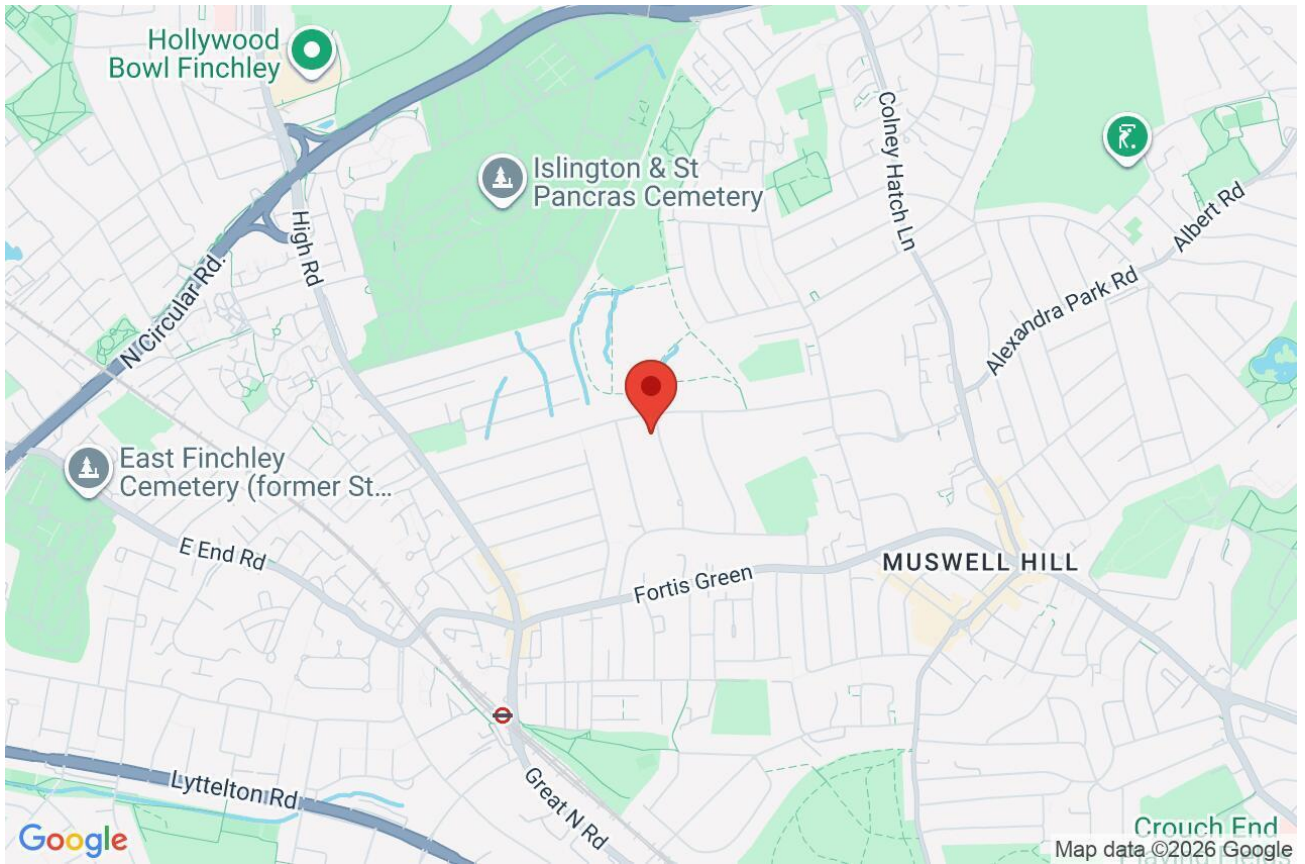


First Floor

Approx Gross Internal Area 2758 Sq Ft - 256.31 Sq M  
 Approx. Floor Area Including Restricted Heights (Including Garage) 2788 Sq Ft - 258.98 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
 However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
 www.gpdiems.co.uk  
 Ref. No. 031904JH

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		