



 DENLEIGH
GARDENS



8 Seaforth Gardens, London, N21 3BS

Asking Price £1,750,000

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****COMPLETED CHAIN**** Prestigious Seaforth Gardens house comes to market offering idyllic family accommodation, situated over two floors covering over 3,500 sq.ft. The property comprises of two receptions, dining room, kitchen with breakfast bar, three/four bedrooms and three bathrooms. Further benefits include, sheltered swimming pool, large drive, double garage and bespoke landscaped garden. Located on a quiet cul-de-sac, opposite Grovelands Park and a short walk to Winchmore Hill Green with its shops, restaurants, bars and Train station into central London.



ENTRANCE HALL

W/C

LIVING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

RECEPTION ROOM / BEDROOM THREE

BEDROOM TWO

EN-SUITE

SUN ROOM

SHELTERED SWIMMING POOL

W/C

SAUNA

SHOWER

LANDING

BEDROOM FOUR

EN-SUITE

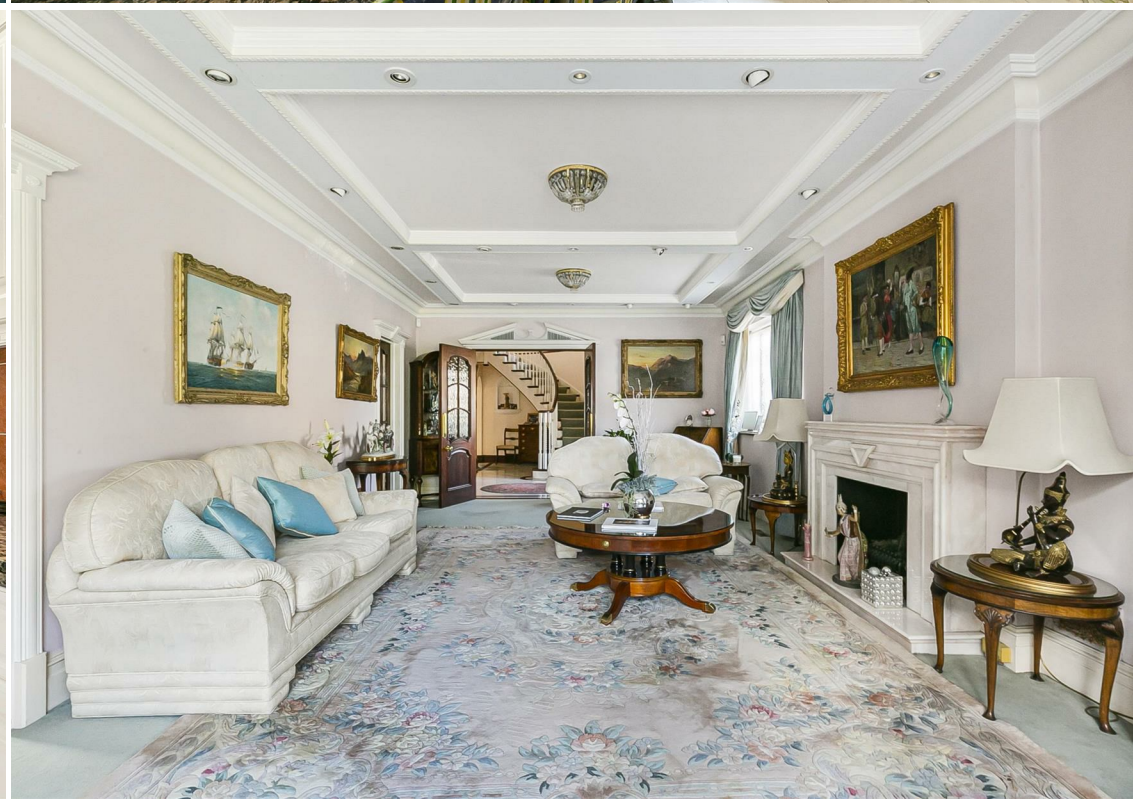
BEDROOM ONE

EN-SUITE

DRESSING ROOM

DOUBLE GARAGE WITH PARKING

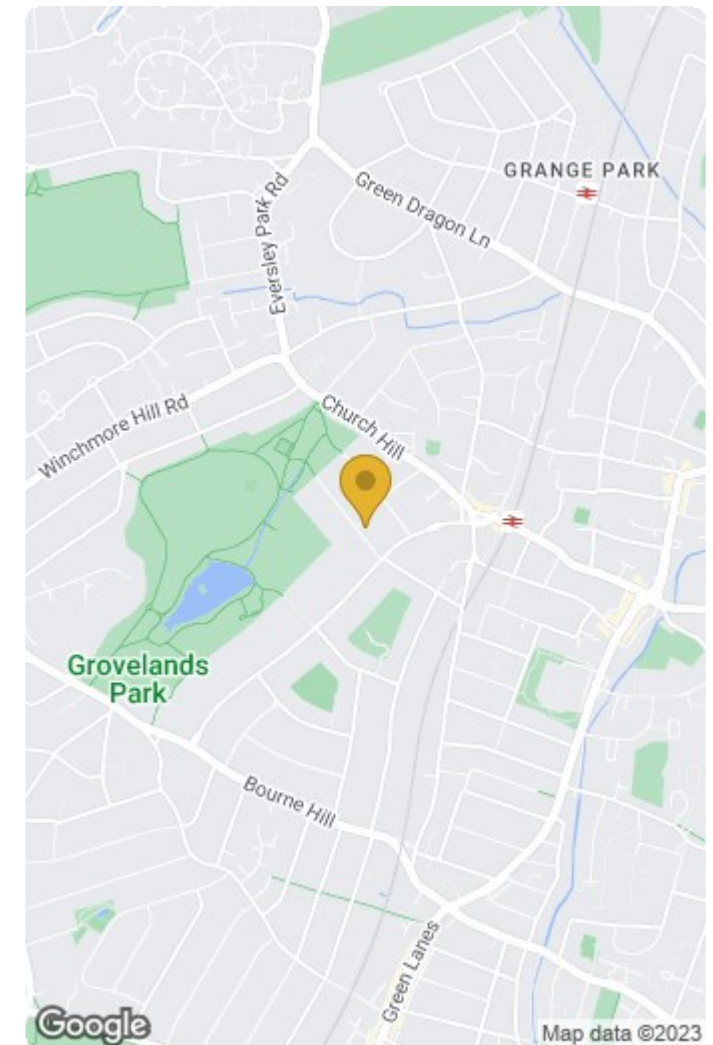
DRIVEWAY







Approximate Gross Internal Area 3581 sq ft – 333 sq m
 Ground Floor Area 2874 sq ft – 267 sq m
 Second Floor Area 707 sq ft – 66 sq m



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.