



## 32 Baronsmere Road , London, N2 9QE

A LOVINGLY MAINTAINED EDWARDIAN HOUSE WITH AN UNSURPASSED SENSE OF THE PERIOD

This truly delightful home has an abundance of period features and a lovely south facing garden. It is perfectly located, just moments away from the tube station, shops and all amenities of the High Road, including the iconic Phoenix Cinema. Numerous green spaces within easy reach, including Cherry Tree Woods, Highgate Woods and Hampstead Heath and there are also some outstanding local schools, including the Archer Academy.

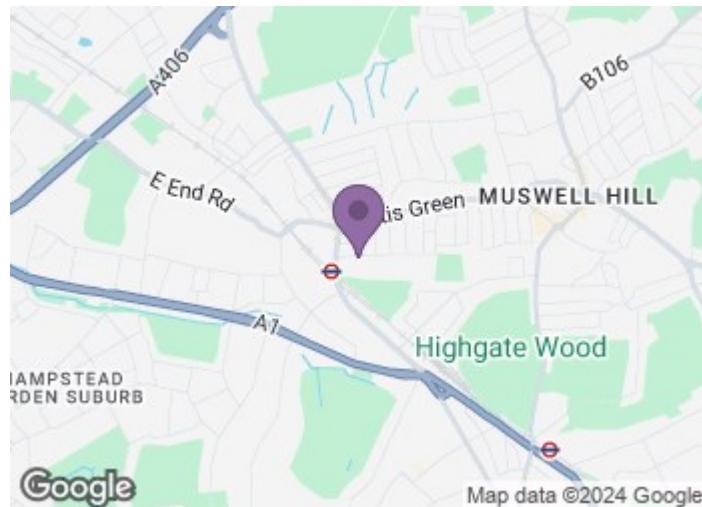
The house comprises two spacious communicating reception rooms with high ceiling and original, working fireplaces, a large eat-in kitchen/diner, utility room, guest WC and a beautiful, secluded south-facing garden. Upstairs the tranquil principle bedroom is 5m x 5m, the second bedroom is large and there is a good-sized third-bedroom, a spacious bathroom and a separate toilet.

**£1,400,000**

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- Three Bedrooms
- Bathroom
- South Facing Garden
- Chain Free
- Two Reception rooms
- Guest W C
- Potential to extend (STPP)
- Kitchen Dining room
- Cellar (Workshop)
- Freehold

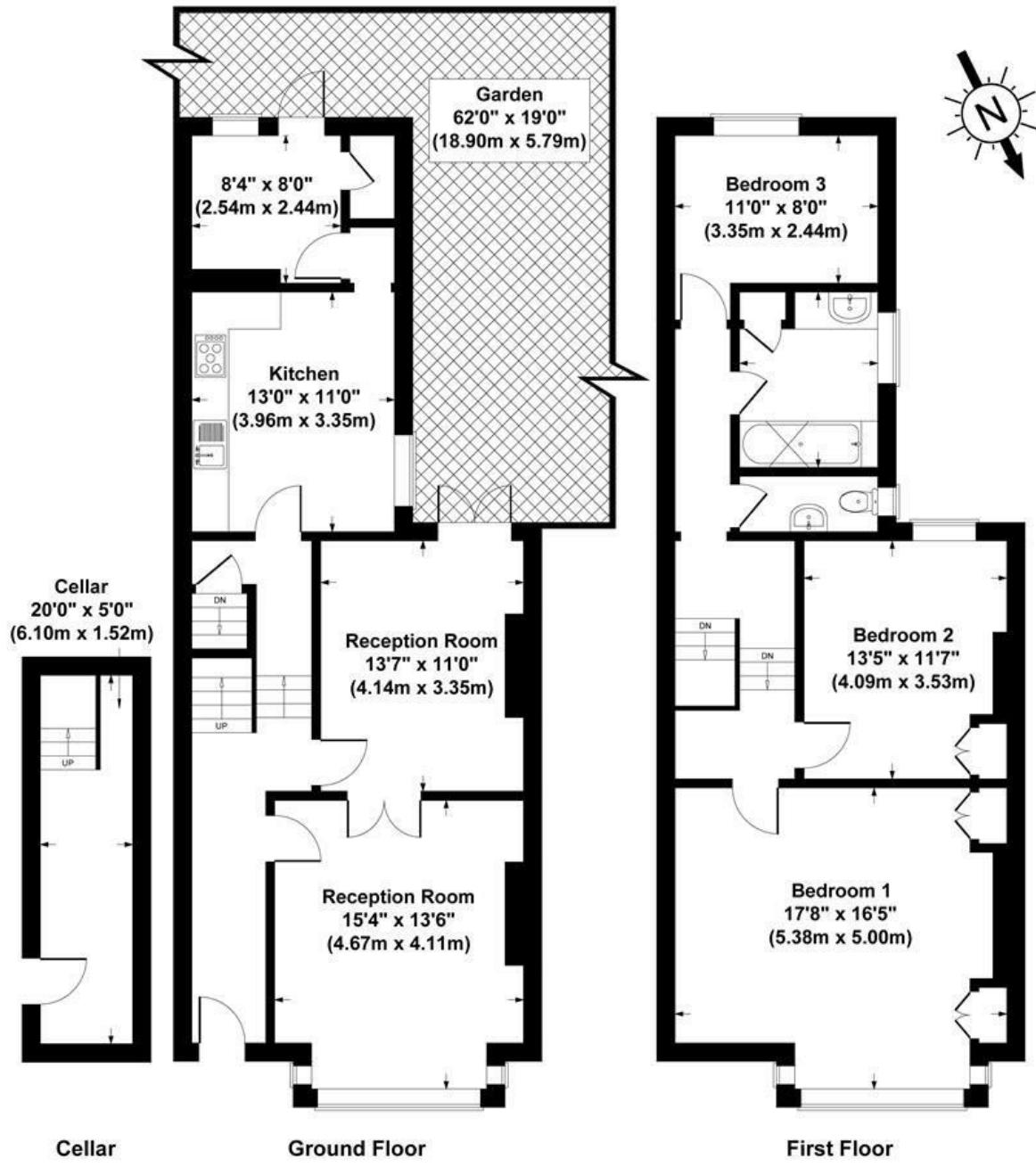


[Directions](#)

Map data ©2024 Google



## Floor Plan



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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