



## Claigmar Gardens, N3

£1,549,500

This stunning end of terrace Edwardian home blends historic character with a modern twist. Featuring bespoke interiors, a large outbuilding and is finished to the highest standard throughout.

Claigmar Gardens is a quiet residential street in the heart of Finchley, a short walk to Finchley Central Tube, Victoria Park, and local high street. Excellent school catchment, including Akiva, Firth Manor, Manorside, plus numerous private schools in Hampstead & Muswell Hill.

### Features

- Five Double Bedrooms
- Dedicated Office Room
- Open Plan Kitchen/ Living
- Renovated to a High Standard
- Large Outbuilding
- Excellent School Catchment





## Claigmar Gardens, N3

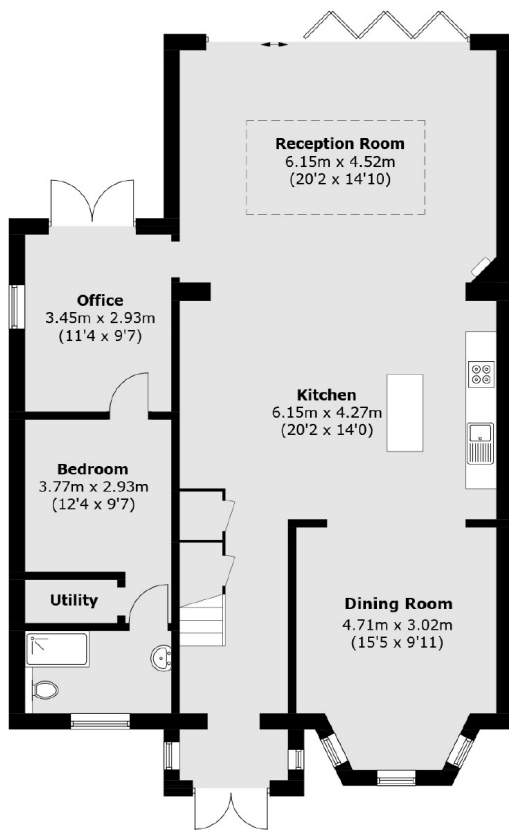
The ground floor has been transformed into a beautiful open plan living space, with bay windows in the dining room and sky lights in the reception room. The ceiling height has been increased by the lowering of the floors which have underfloor heating. The reception room benefits from a stunning custom fireplace, giving this room a modern yet cosy feel. There is an office and an en-suite bedroom on this floor, with a fully renovated studio flat in the garden making this house ideal for families with visitors.

Upstairs you'll find three generously sized bedrooms, two of which have built in wardrobes. There is a sizeable family bathroom which has been finished to a high standard. The second floor has been converted into a principle suite, with underfloor heating, Velux windows and a Juliette balcony. Other benefits include a Swedish Sauna, Off street parking and electric car charger.

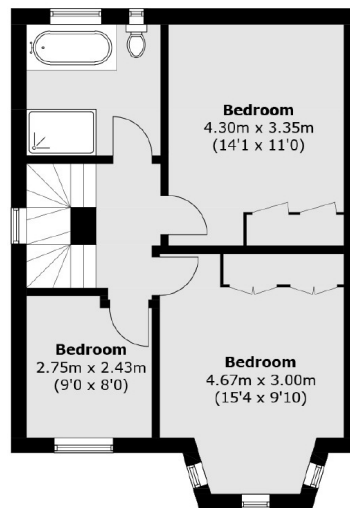




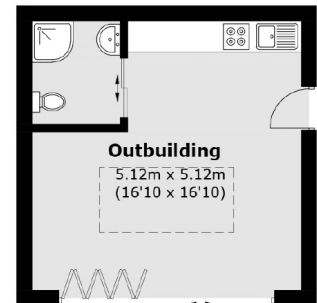
# Claigmar Gardens, London, N3



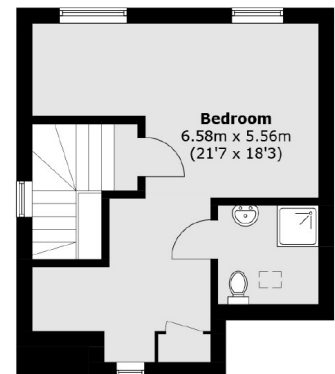
**Ground Floor**



**First Floor**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Second Floor**

Total area (approx.): 198.7 sq. m (2,138.7 sq. ft)  
Outbuilding area (approx.): 28.0 sq. m (301.4 sq. ft)