



18 FRIERN MOUNT DRIVE

London, N20 9DN



# 18 Friern Mount Drive

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Charming Detached Home in Sought-After Friern Mount Drive, N20.

Located on a prestigious residential road, this characterful detached home in Friern Mount Drive, N20, offers an inviting blend of period charm and modern potential. With spacious interiors and an impressive mature garden, this property provides the perfect setting for family living and entertaining.

The ground floor boasts a generous reception room with elegant features, a large kitchen, and a separate dining room overlooking the beautiful garden. Upstairs, four well-proportioned bedrooms provide ample space, while off-street parking and an integrated garage add to the home's practicality.

Perfect for both downsizers and upsizers, this home also offers excellent potential to extend into the loft (subject to planning permission) and further immense potential on the ground floor under permitted development, allowing the next owners to further enhance and personalize this already impressive property.

Located in a desirable and peaceful area, yet close to excellent schools, transport links, and local amenities, this stunning home presents a rare opportunity to create your dream residence in a prime North London location.

Local Authority: Barnet  
Tax Band: G  
Tenure: Freehold







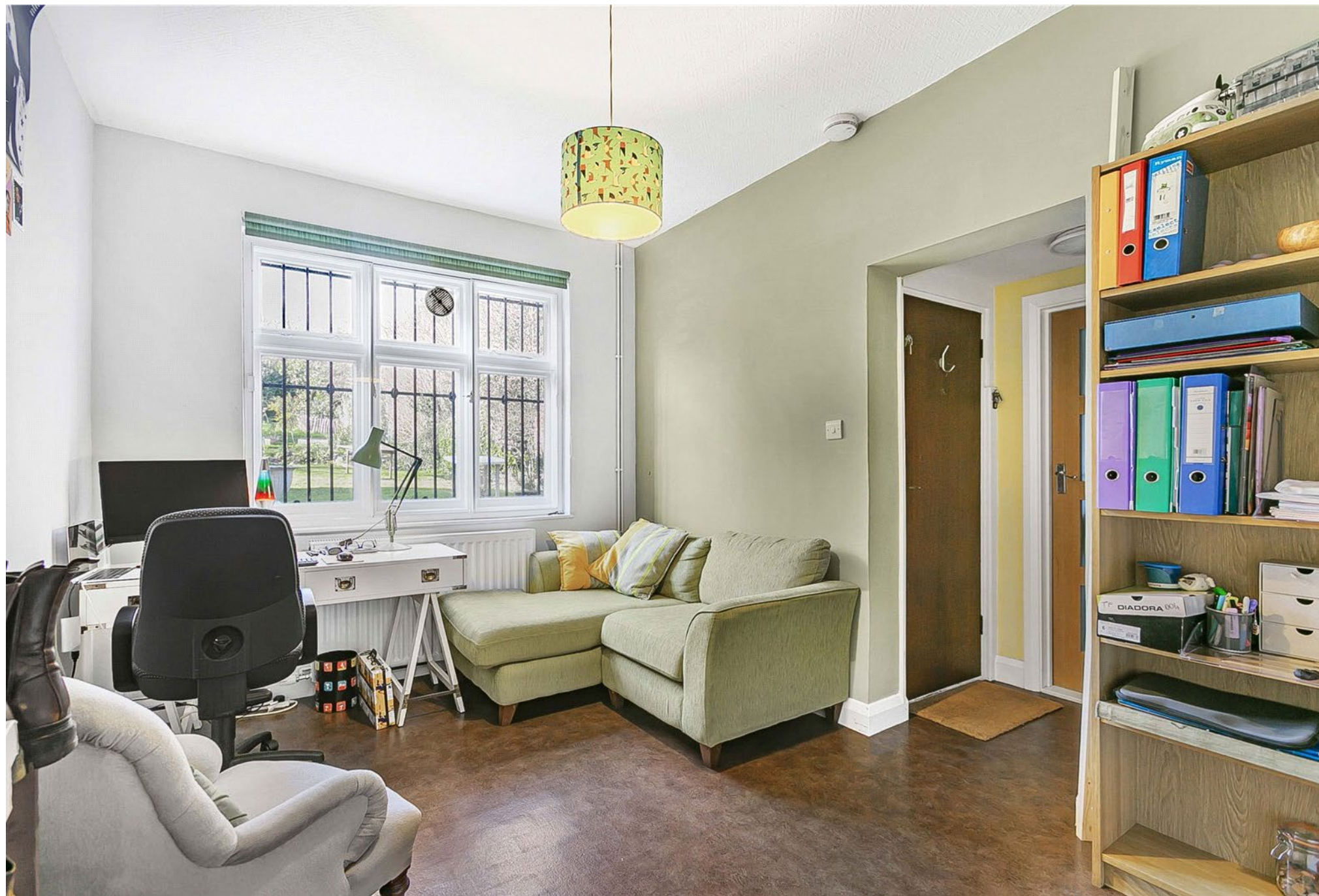


















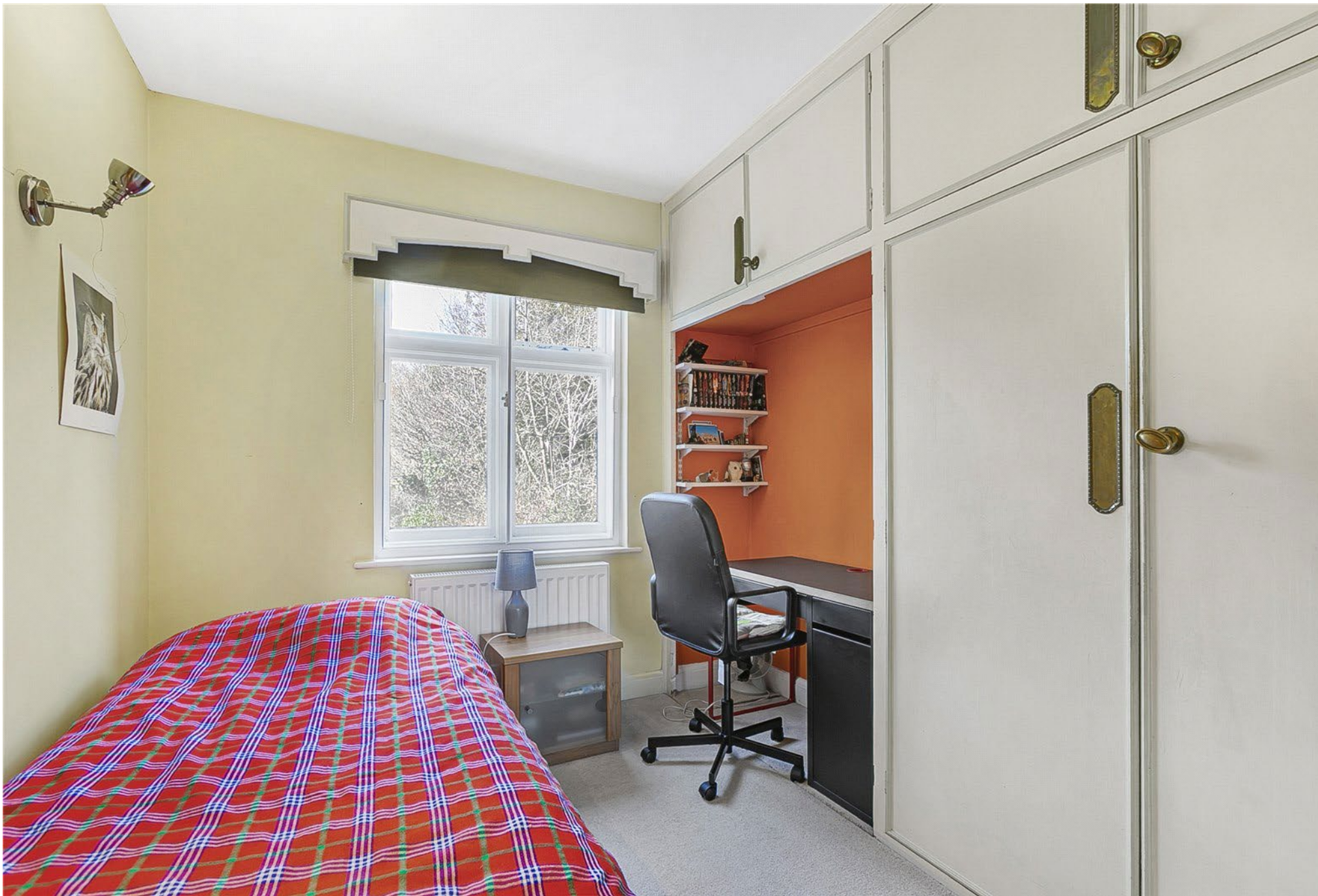






















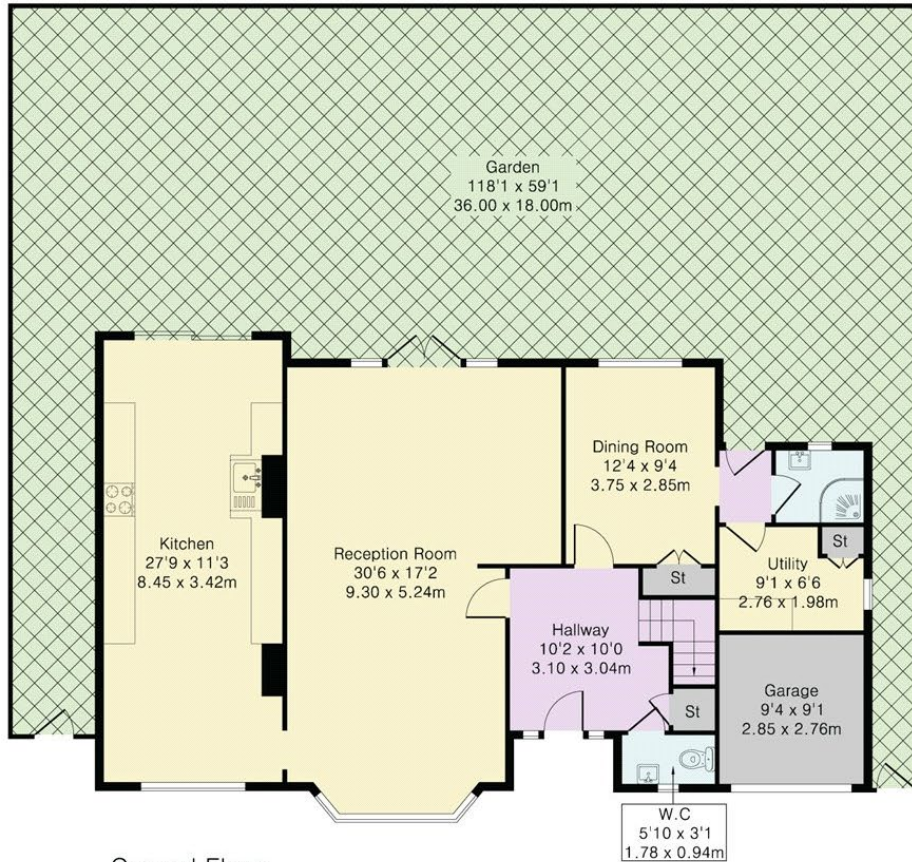




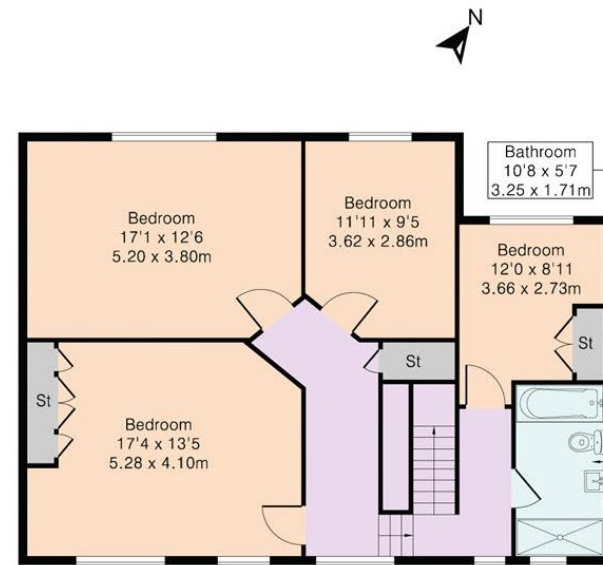
# Approximate Gross Internal Area 2095 sq ft - 195 sq m

Ground Floor Area 1204 sq ft – 112 sq m

First Floor Area 891 sq ft – 83 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

