



Brunswick Crescent,
Friern Barnet, N11

87 Brunswick Crescent, Friern Barnet, N11 1EE

A beautifully presented and comprehensively refurbished four-bedroom family home, combining charming period character with stylish contemporary living and high-quality finishes throughout.

The property offers well-balanced accommodation arranged over three floors, with a welcoming entrance hall leading to a spacious open-plan kitchen/dining room with bespoke cabinetry and breakfast bar, together with a separate reception room and guest WC.

The upper floors provide four well-proportioned bedrooms and two beautifully appointed bathrooms, including a stylish Victorian-inspired family bathroom and a contemporary shower room. The bedrooms have been individually designed with period-inspired detailing, fitted storage and a wealth of natural light, with the upper-floor accommodation offering excellent flexibility for modern family living and working from home.

To the rear, the property enjoys a private and thoughtfully landscaped garden, featuring a generous paved terrace and lawned area. The garden has been designed with outdoor entertaining in mind, with integrated lighting creating an attractive and inviting setting.

The property has been refurbished to an exceptional standard, retaining a wealth of Victorian character including period coving, panelling and traditional detailing, while incorporating bespoke joinery, herringbone flooring, carefully selected contemporary finishes and high-quality fixtures and fittings throughout. The impressive open-plan kitchen/diner features bespoke cabinetry, a Carrara Jade worktop and central breakfast bar, creating a stylish and practical heart to the home.

Ideally located for families, providing excellent transport links within easy reach of Arnos Grove Underground Station (Piccadilly Line), New Southgate Station, and nearby Totteridge & Whetstone. It sits close to a selection of well-regarded schools and local parks, offering a rare opportunity to purchase a distinctive, high-specification Victorian home.

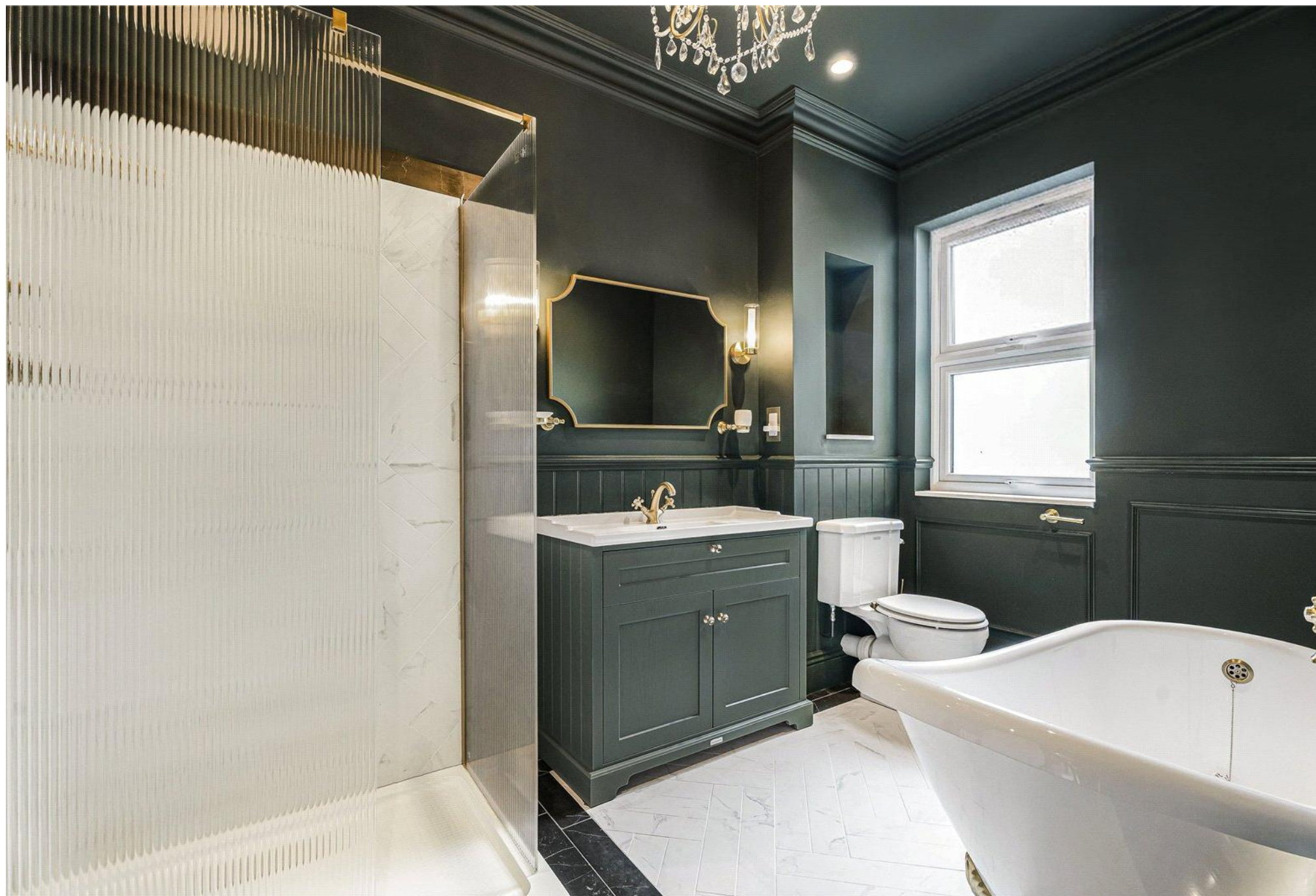




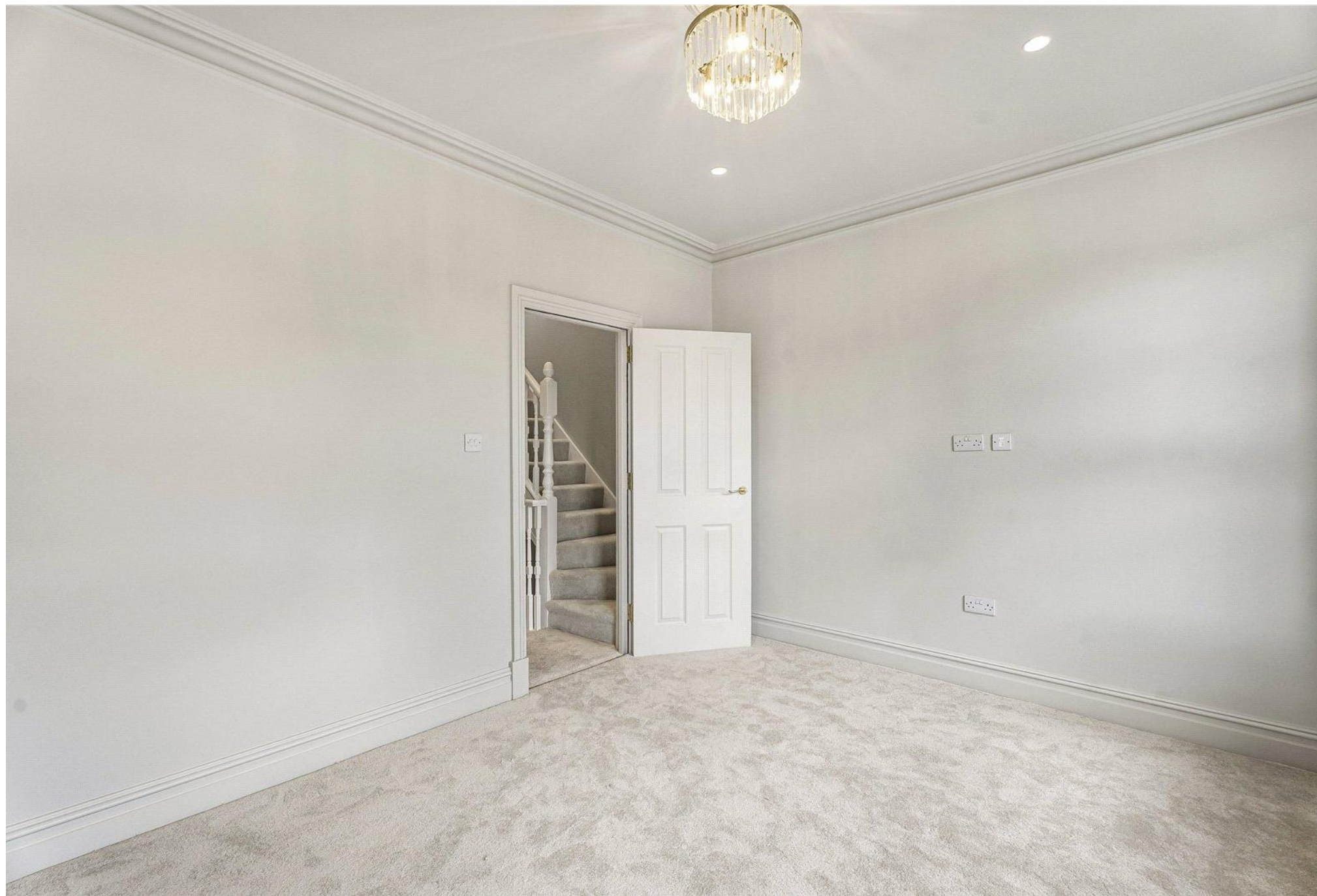












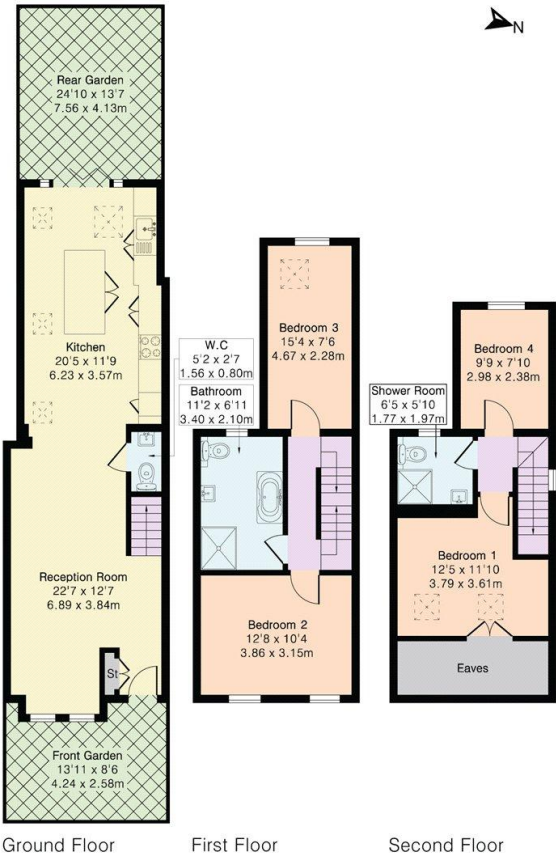




Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet
Council Tax Band: D
Tenure: Freehold

Approximate Gross Internal Area 1219 sq ft - 113 sq m
Ground Floor Area 542 sq ft – 50 sq m
First Floor Area 407 sq ft – 38 sq m
Second Floor Area 270 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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