



Vivian Way | London | N2

£1,600 Per Week (Plus Fees)

 5  4  2  E

ADN
RESIDENTIAL

Situated on a quiet and highly sought-after road in a picturesque setting, this exceptional five-bedroom semi-detached family home offers an impressive 2,296 sq ft of beautifully arranged accommodation set across three floors. Combining generous living space with a modern specification throughout, the property is ideally suited to contemporary family living.

The bright and spacious interior comprises a superb double reception room with direct access onto a stunning private south-facing rear garden, creating an ideal space for both entertaining and everyday living. The property further benefits from a stylish kitchen/dining room, five well-proportioned double bedrooms, four modern bathrooms, and an additional guest WC on the ground floor, alongside excellent storage throughout.

Additional features include off-street parking via a private driveway and well-balanced accommodation designed with both comfort and practicality in mind. Ideally located within the catchment areas for Brookland School and Archer Academy, the property is also conveniently positioned just 0.5 miles from East Finchley High Road and East Finchley Underground Station, making it perfect for families and commuters alike.

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|-------------------------|-----------------------|
| • 5 Bedrooms | • 4 Bathrooms |
| • Double Reception Room | • Kitchen/Dining Room |
| • South Facing Garden | • Driveway |
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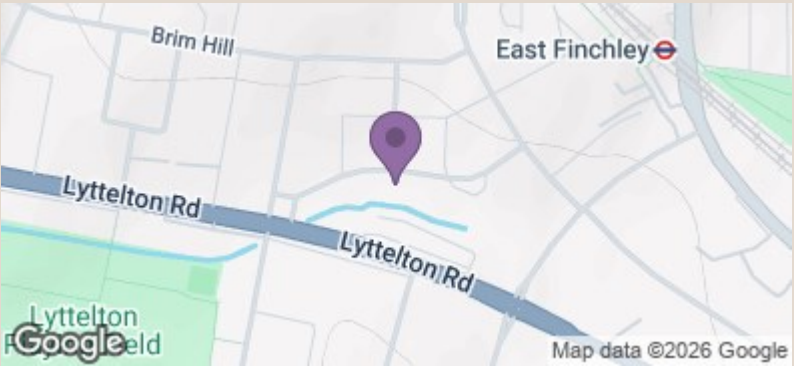
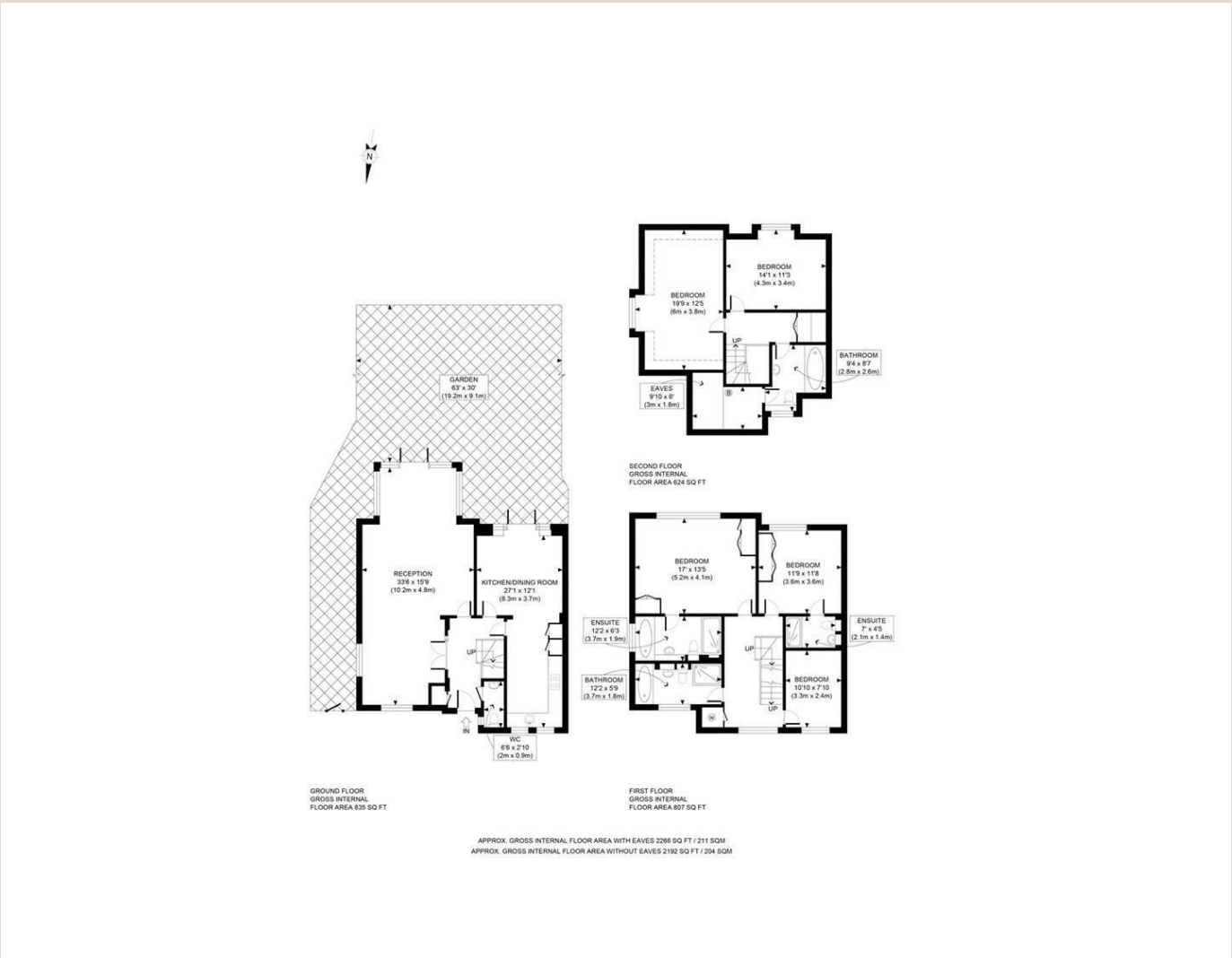
Deposit: £9,600
£1,600 Per Week (Plus Fees)
Unfurnished
Council Tax Band: G
EPC: E











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	