



**Ashurst Road, London, N12 9AU**

**Asking Price: £1,195,000**

*Freehold*

# Ashurst Road, London, N12 9AU

Situated on this sought after turning this impressive five bedroom Edwardian family home has been renovated to a high standard and benefits from extended open plan kitchen and two further reception rooms.

Ground floor accommodation comprises, spacious entrance hall with original flooring and cornice, bay fronted reception room with log burner, second reception room leading to tiled courtyard, W/C, extended kitchen living room superb for entertaining with sliding doors leading to neatly tended 50ft west facing garden. Annexe to rear of garden with shower room, perfect for home office or gym. Four bedrooms to first floor all with fitted wardrobes, three piece shower room with principal bedroom to loft measuring 20ftx17ft and adjacent four piece bathroom. The house benefits from superb ceiling heights, off street parking to the front with EV charging and is immaculately presented throughout.

Ideally situated in a great location, with the delightful Friary Park nearby, offering open green spaces for recreation. The property is also within close proximity to outstanding OFSTED-rated local schools and colleges, including Compton, Woodhouse, and Wren Academy, making it an attractive choice for families.

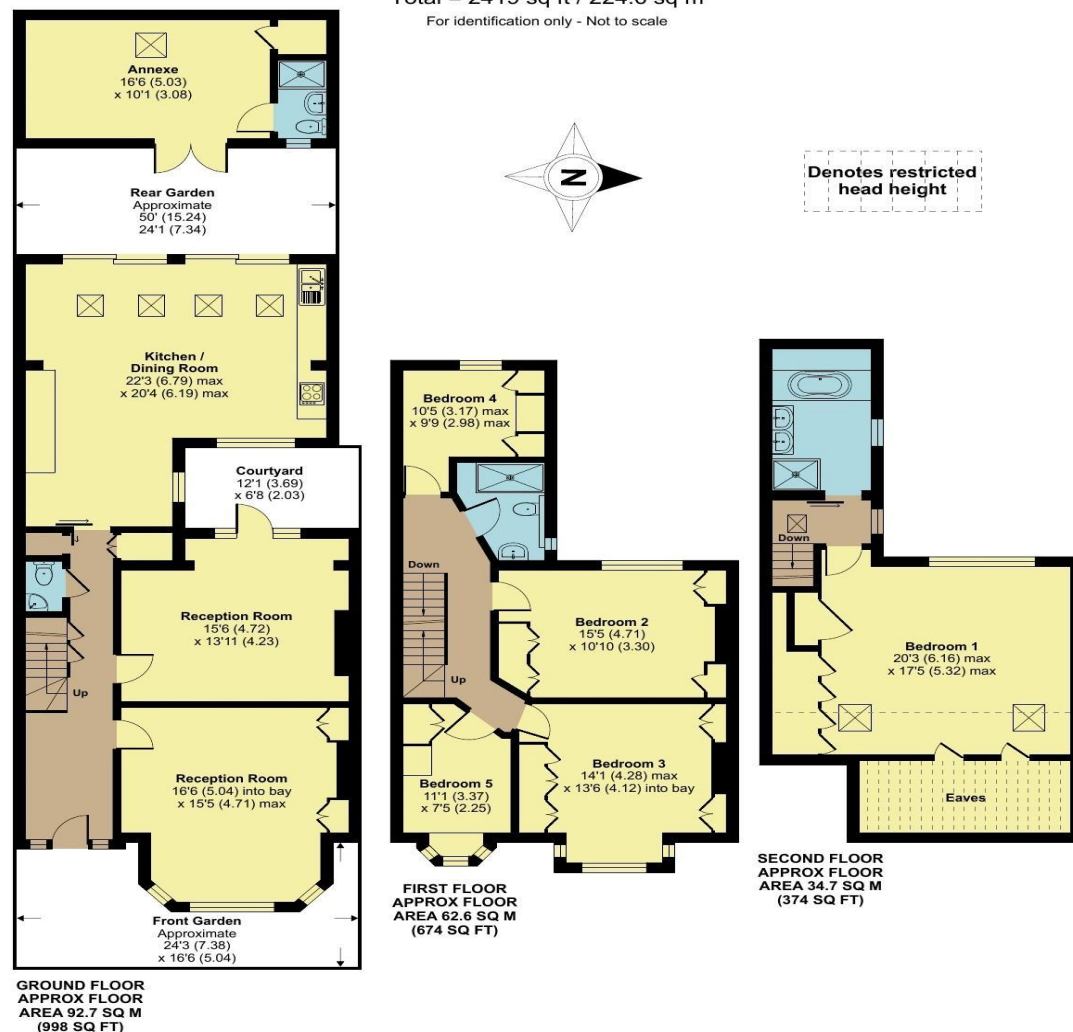
- **SUPERB FAMILY HOME \* 2419SQFT**
- **ANNEXE WITH SHOWER ROOM**
- **FIVE BEDROOMS \* THREE BATHROOMS**
- **THREE RECEPTION ROOMS**
- **OPEN PLAN KITCHEN / LIVING ROOM**
- **OFF STREET PARKING**
- **PERIOD FEATURES \* FIREPLACES**
- **WELL PRESENTED THROUGHOUT**
- **WREN ACADEMY CATCHMENT**
- **COUNCIL TAX BAND F**



## Ashurst Road, London, N12

Approximate Area = 2046 sq ft / 190 sq m  
Limited Use Area(s) = 168 sq ft / 15.6 sq m  
Annexe = 205 sq ft / 19 sq m  
Total = 2419 sq ft / 224.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1357397











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer**

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Hunters Whetstone**

99 Russell Lane  
 Whetstone  
 N20 0BA

T: 020 8368 7138

E: [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk)

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)