



HIGHGATE VILLAGE

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A charming detached low-built house set discreetly behind a gated driveway at the top end of Fitzroy Park close to the entrance to this private road on The Grove in Highgate Village. Fitzroy Park is a highly exclusive and sought after road that resembles a country lane that leads directly down to Hampstead Heath by Highgate ponds.

Set back from the road, the house is arranged over 3 floors and comprises around 2,426 square feet of accommodation. The current owners commissioned an extensive redevelopment and refurbishment of the property in 2010 to complement the architectural retro style of the house's original construction date which we believe to be in the late 1950s.

Offering three interconnecting reception areas, a custom designed kitchen breakfast room, study, and a cloakroom on the ground floor with 5 bedrooms, 2 bathrooms (1 en suite) and a large roof terrace over the two upper floors.

The gardens to the rear of the property are mainly paved with mature hedges and trees providing privacy, and to the front of the property there is a large and well screened garden. Additionally, there is an integral garage and secure gated off-street parking for several cars.

The house is a short walk to historic Highgate Village with a wide range of shops, cafes, pubs and restaurants close to hand, whilst Hampstead Heath is literally at the end of the road.



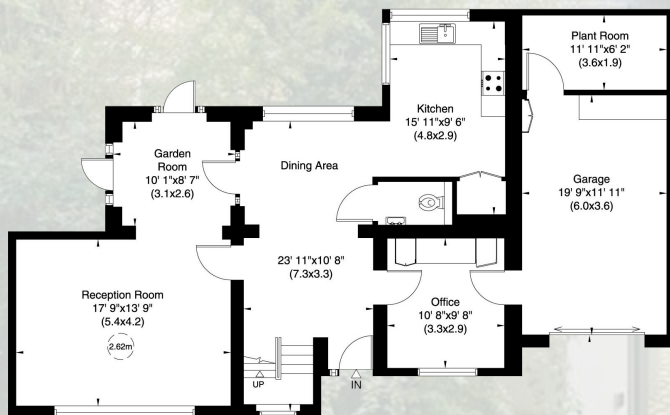




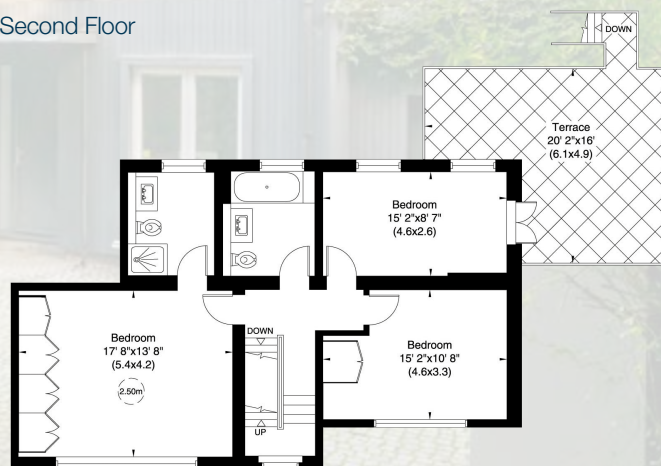
APPROXIMATE GROSS INTERNAL AREA
263 SQ_M (2,832 SQ_FT) INCLUDING UNDER 1.5M AND UNDER EAVES
225 SQ_M (2,426 SQ_FT) EXCLUDING UNDER 1.5M AND UNDER EAVES



Second Floor



Ground Floor



First Floor



ACCOMMODATION & AMENITIES

RECEPTION HALL • DRAWING ROOM • GARDEN ROOM
DINING AREA • KITCHEN/BREAKFAST ROOM • STUDY
GUEST CLOAKROOM • 5 BEDROOMS • 2 BATHROOMS (1
EN SUITE) • LARGE ROOF TERRACE • EXTENSIVE STORAGE
PLANT ROOM • FRONT AND REAR GARDENS • SECURE
GATED OFF STREET PARKING • ALARM

PRICE ON APPLICATION

FREEHOLD

SOLE SELLING AGENTS

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RESIDENTIAL SALES & ACQUISITIONS

020 7431 0000

28 Church Row, Hampstead, London NW3 6UP
email: info@marcusparfitt.com www.marcusparfitt.com

