



BROADLANDS ROAD

HIGHGATE N6



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An imposing 6/7 bedroom double fronted detached Victorian family house, c1890 set well back from the road behind a secure gated carriage driveway.

This beautiful family house has been well maintained and skilfully extended by the current owners and now extends to over 7350 sq ft.

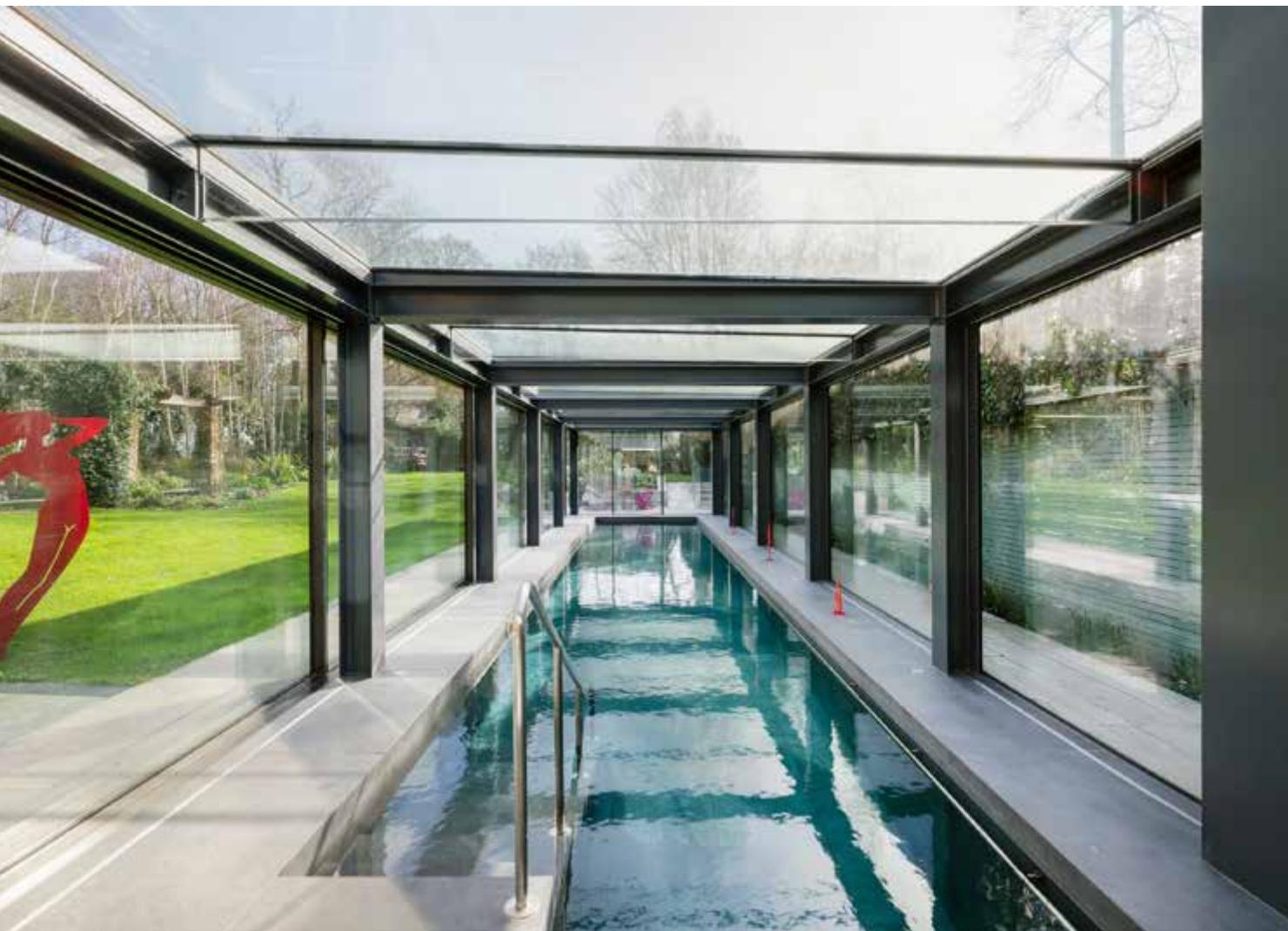
The spacious family accommodation boasts high ceilings throughout with three reception rooms alongside a large extended kitchen/dining/garden room extension with floor to ceiling glazed doors overlooking the garden and boasting sky lights which bath the whole area in natural light.

A modern 50' pool complex is accessed past a yoga room, shower/wc and gym which overlooks the garden above, a playroom, utility room and access into the double integral garage.

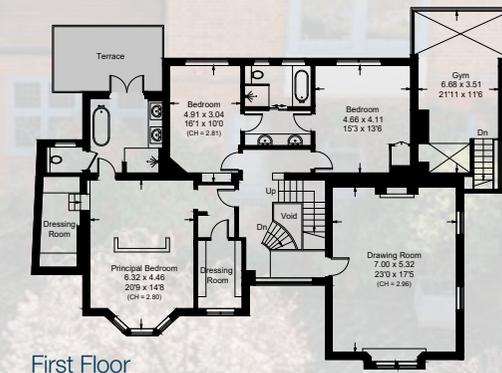
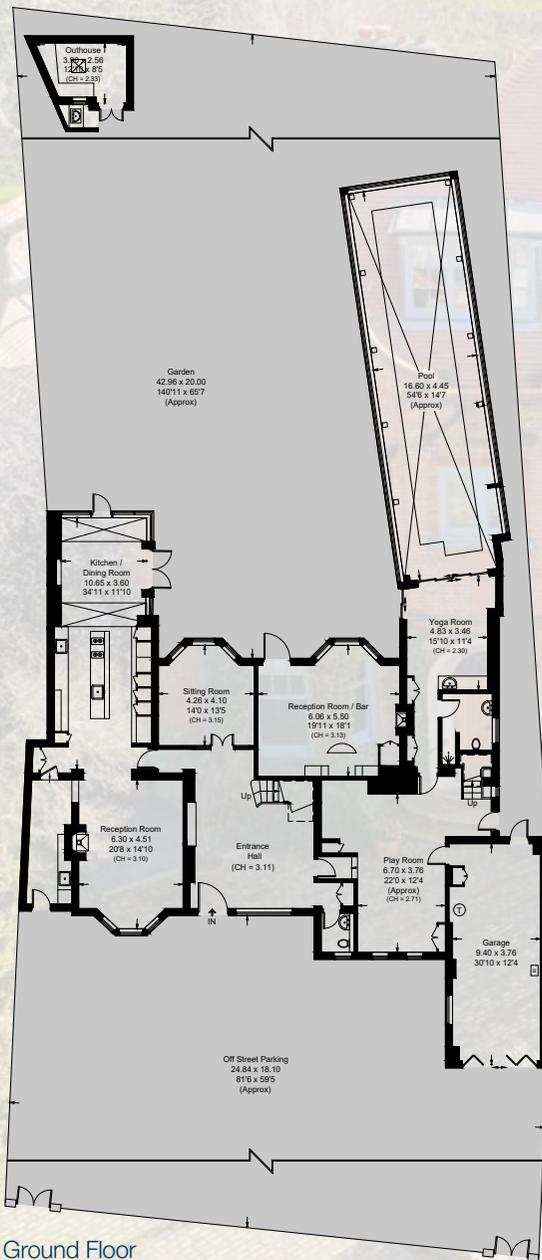
On first floor is a cinema room (formally a billiard room) has dual aspect whilst the principal bedroom has two dressing rooms, a bright and spacious en suite bathroom that has doors opening out onto a 'sun trap' terrace, Bedrooms two and three have a 'Jack and Jill' bathroom and the remaining four bedrooms are served by two en suite bathrooms and a family shower room are on the top floor. The beautiful rear garden is 140' in length and features a large patio area, rose walk with a brick-built pergola, a repurposed WW2 air raid shelter has recently been converted into a design studio with heating, running water and Wifi.

The garden affords a wonderful verdant aspect bordering the grounds of Highgate School whilst to the front of the property there is secure off-street parking for up 7/8 vehicles on a brickette carriage driveway with a central stone feature.





APPROXIMATE GROSS INTERNAL AREA
 682.8 SQ.M (7,350 SQ.FT)
 OUTHOUSE 8.3 SQ.M (89 SQ.FT)
 TOTAL 691.1 SQ.M (7,439 SQ.FT)
 (INCLUDING POOL HOUSE AND
 GARAGE / EXCLUDING VOID)
 INCLUDING LIMITED USE AREA
 (17.6 SQ.M / 189 SQ.FT)



ACCOMMODATION & AMENITIES

- GRAND ENTRANCE HALL • GUEST CLOAKROOM
- RECEPTION ROOM • SITTING ROOM • RECEPTION ROOM/
- BAR • MODER FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM • PLAYROOM • YOGA STUDIO WITH
- SHOWER/WC • INDOOR SWIMMING POOL COMPLEX
- GYMNASIUM • CINEMA ROOM • 7 BEDROOMS
- 4 EN SUITE BATHROOMS • SHOWER ROOM
- DOUBLE GARAGE • GATED OSP FOR 7/8 CARS

PRICE ON APPLICATION

FREEHOLD

SOLE SELLING AGENTS



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