



Hampstead Lane, Highgate N6

Located opposite the rolling green acres of Hampstead Heath & Kenwood House and set well back from the road behind electric gates, a spacious 7/9 bedroom double fronted detached family home arranged over 3 storeys spanning 6471 sq ft (601 sq m).

The house benefits from high ceilings, a wine cooler, a summer house, excellent security throughout, gymnasium, games room, a cinema/media room and a rear 130' landscaped garden.

Subject to all the necessary planning consent and permission, we believe that it may be possible to either drastically enlarge the house or alternatively reconstruct a new property.

ENTRANCE HALL: LIVING ROOM: DINING ROOM: FAMILY ROOM: STUDY: KITCHEN/BREAKFAST ROOM: UTILITY/CLOAKROOM: MASTER BEDROOM SUITE WITH STEAM SHOWER ROOM & 2 WALK IN WARDROBES: 6 FURTHER BEDROOMS: 2 STEAM SHOWER ROOMS: 2 BATHROOMS: SEPARATE WC: GYMNASIUM: GAMES ROOM: LARGE FRONT & REAR GARDENS: SUMMER HOUSE: DOUBLE GARAGE: OFF STREET PARKING

SOLE AGENT

£6,500,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	69
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		54	61
		EU Directive 2002/91/EC	

