



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Grove, Highgate, N6
Price £2,250,000 - Freehold

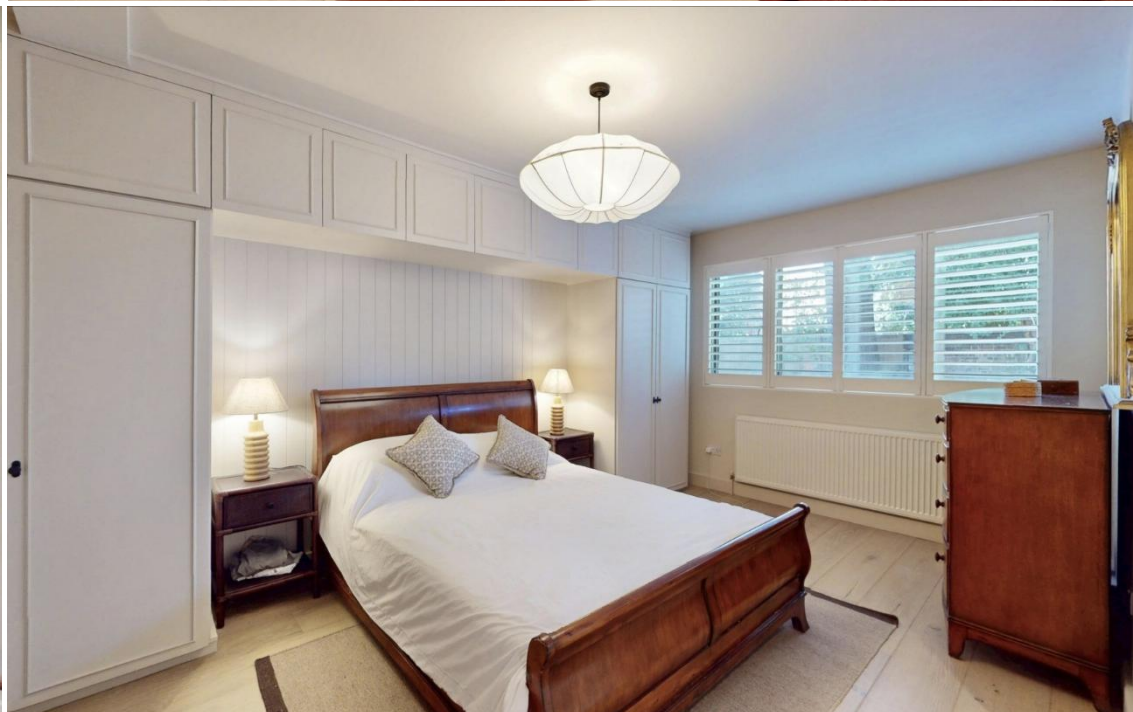
A beautifully refurbished four bedroom house situated in a highly sought after cul-de-sac, just moments from Highgate Village. Arranged over three floors, this impressive home offers generous and versatile accommodation, complemented by a west facing balcony, tiered rear garden, garage and off-street parking for several cars. The ground floor features a contemporary kitchen opening onto a spacious dining area, creating an excellent setting for everyday living and entertaining. A separate utility room and guest WC complete this floor. On the first floor is a generous reception room opening onto a west-facing balcony, together with the principal bedroom, which benefits from a luxurious en-suite bathroom. The top floor provides three further bedrooms, including a second bedroom with an en-suite shower room, as well as an additional shower room. The property is triple glazed throughout, while externally there is an attractive tiered rear garden. Ideally positioned for the shops, cafés and restaurants of Highgate Village, the house is also within easy walking distance of Hampstead Heath and Kenwood House, offering exceptional access to some of North London's finest green spaces. Highgate Underground Station is also within walking distance, providing convenient connections into central London.

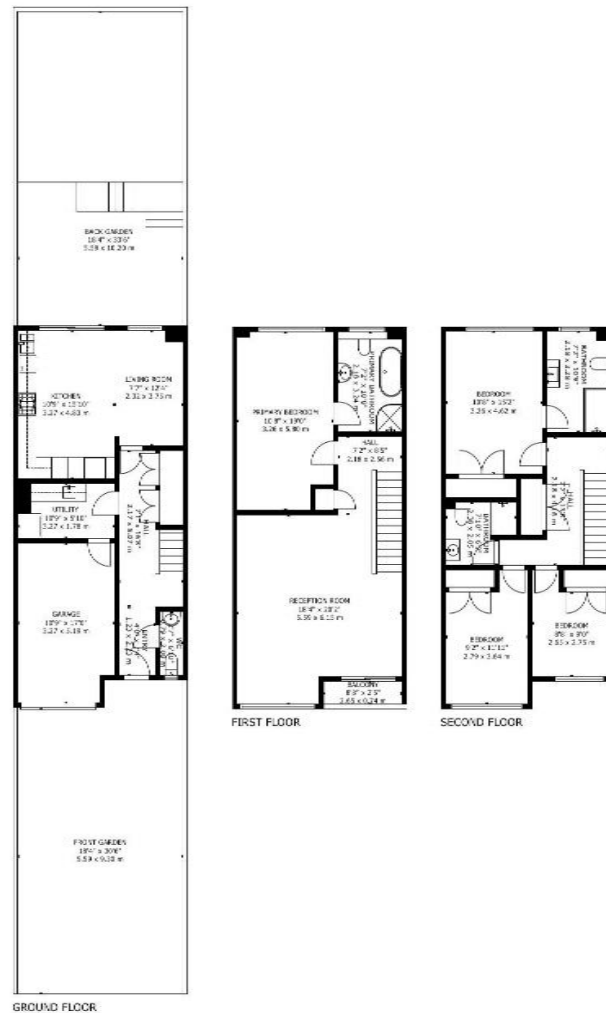
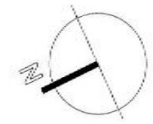
Material Information:

The property is Freehold with gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band G

Approx. Floor Area: 1912 sqft (177.63 sqm)





GROSS INTERNAL AREA
TOTAL: 177 m²/1,912 sq.ft.
GROUND FLOOR: 47 m²/510 sq.ft, FIRST FLOOR: 65 m²/701 sq.ft, SECOND FLOOR: 65 m²/701 sq.ft
EXCLUDED AREAS: BALCONY: 2 m²/21 sq.ft, GARAGE: 17 m²/178 sq.ft
FRONT GARDEN: 54 m²/585 sq.ft, BACK GARDEN: 57 m²/614 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC			



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