



VIEW ROAD, HIGHGATE, N6 4DJ



Set back behind a gated carriage driveway, is this imposing Edwardian house, that is currently configured as two separate dwellings.

This is an incredibly rare opportunity subject to obtaining the relevant planning permissions to combine the two to make one magnificent family home. The current accommodation is arranged over two floors and extends to 4,580sqft with a further 800sq ft of unconverted loft space and boasts exceptional grounds on a total site area of approximately 0.75acre.

Number 11 is currently configured as a four-bedroom, two-bathroom home, there is a grand drawing room, dining room, kitchen/breakfast room, conservatory, guest cloakroom, laundry room and an integral garage. The adjoining semi-detached home, number 11a has three bedrooms, a family bathroom, spacious reception room, dining room, guest cloakroom, a modern kitchen/breakfast room and integral garage.

The gardens are exceptional, both laid with lawn with mature specimen shrubs, trees and bushes with a large 'hidden' orchard with kitchen garden, greenhouse and outbuildings.

GUIDE PRICE UPON APPLICATION

JOINT SOLE AGENT

FREEHOLD





Ground Floor A

Garage 9.00 x 12.34 2911 x 123

Utility Room 124 x 81

Compensatory 7.65 x 3.96 251 x 130

Reception Room 6.23 x 4.89 205 x 161 (CH = 2.80)

Kitchen / Breakfast 4.08 x 3.51 135 x 116 (CH = 2.50)

Reception / Dining Room 8.86 x 6.34 251 x 2710 (CH = 4.24)

Kitchen 4.44 x 2.97 147 x 99

Garage 5.10 x 3.70 169 x 122

Entrance Hall

IN

First Floor A

Principal Bedroom 5.63 x 4.11 186 x 136 (CH = 2.78)

Bedroom 4.33 x 3.29 142 x 1010 (CH = 2.4)

Bedroom 4.33 x 3.76 142 x 1210 (CH = 2.75)

Principal Bedroom 4.43 x 3.76 142 x 1210 (CH = 2.75)

Bedroom 3.34 x 2.50 1011 x 82

Study 3.25 x 3.05 1011 x 82 (CH = 2.4)

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Loft A

Loft 11.44 x 10.10 376 x 332 (CH = 2.06)

Loft 9.06 x 5.20 299 x 171 (Approx)

Shed

6.71 x 3.90 204 x 1210

Rear Garden 38.05 x 21.34 1221 x 698 (Approx)

Off Street Parking 23.00 x 10.50 751 x 559 (Approx)

Rear Garden 60.74 x 21.86 1221 x 698 (Approx)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







