



**NORTH GROVE**  
**HIGHGATE VILLAGE, N6**



A charming, four/five-bedroom semi-detached family home located in the heart of Highgate Village, on a sought-after cul-de-sac, opposite The Grove.

Comprising approximately 2515 square feet (233 square metres), arranged over three floors, this delightful property has been the home of the current owners for over 30 years.

Accommodation includes, an entrance hallway, reception room, substantial family room opening to a modern fitted kitchen and stairs down to the garden level, which offers a further 25 ft reception room, bathroom, study, utility room and cellar storage. While the first floor comprises a principal bedroom with ensuite plus three further bedrooms and a family bathroom.

There is a mature 56' west facing rear garden and the added benefit of off-street parking for two cars.

Abutting Hampstead Lane, North Grove is located within walking distance of The Village with its extensive amenities, Kenwood House/The Heath and Highgate Underground station (Northern Line) as well as the local schools.

**GUIDE PRICE £2,650,000**

**SOLE SELLING AGENT**

**FREEHOLD**



## ACCOMODATION & AMENITIES

ENTANCE HALL, RECEPTION ROOM, FAMILY ROOM, KITCHEN/DINING/SNUG, 2<sup>nd</sup> RECEPTION ROOM, STUDY/BEDROOM FIVE, FOUR FURTHER BEDROOMS, TWO BATHROOMS, ENSUITE SHOWER ROOM, UTILITY ROOM, STORAGE, WEST FACING GARDEN, OFF STREET PARKING FOR TWO CARS, EER-D





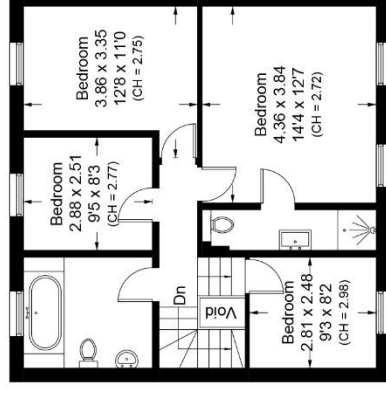
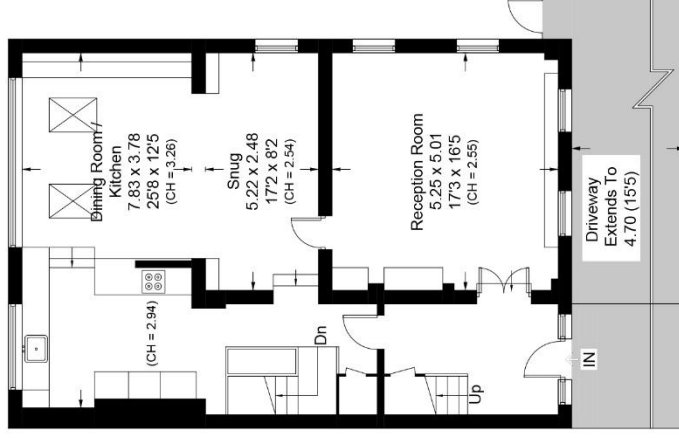
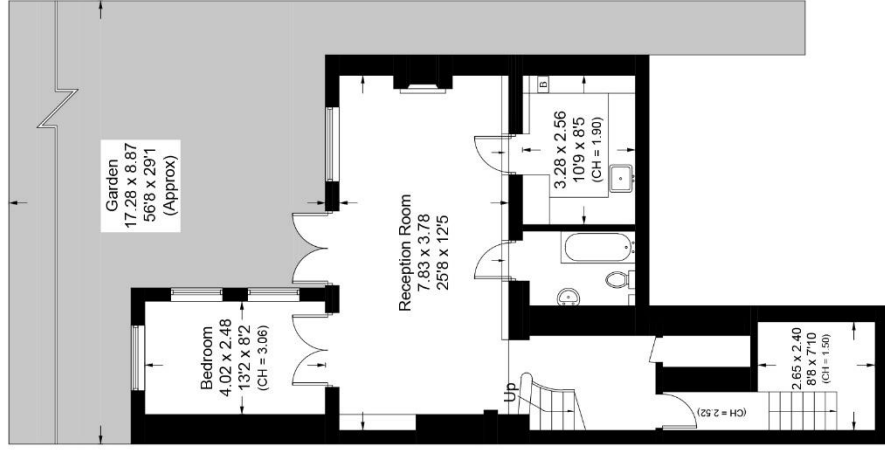






# North Grove, N6

Approximate Area = 233.6 sq m / 2515 sq ft  
(Excluding Void)



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.













