



BROADLANDS ROAD

HIGHGATE, N6



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An imposing 6/7 bedroom double fronted Victorian detached family house, c1884 set well back from the road behind a secure gated driveway. This beautiful property has been totally refurbished and skilfully extended by the current owners and now extends to over 7,300 sq ft. Its spacious family accommodation boasts high ceilings throughout and many period features in the original three reception rooms alongside a striking modern rear family/reception room and kitchen/breakfast room extension with floor to ceiling glazed doors and skylights bathing the whole area in natural light. The new lower ground entertainment floor has a 35' family playroom, 25' gymnasium, 27' bar/media room, utility room and access into the integral garage. To the rear is a secluded 105' garden which is currently an all-weather tennis court and there is secure off-street parking for up 5/6 cars at the front of the property.





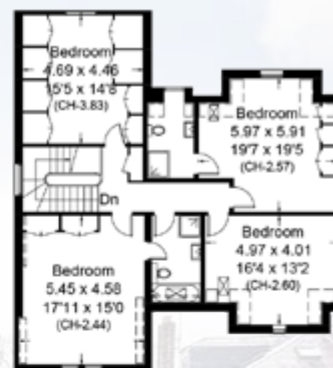
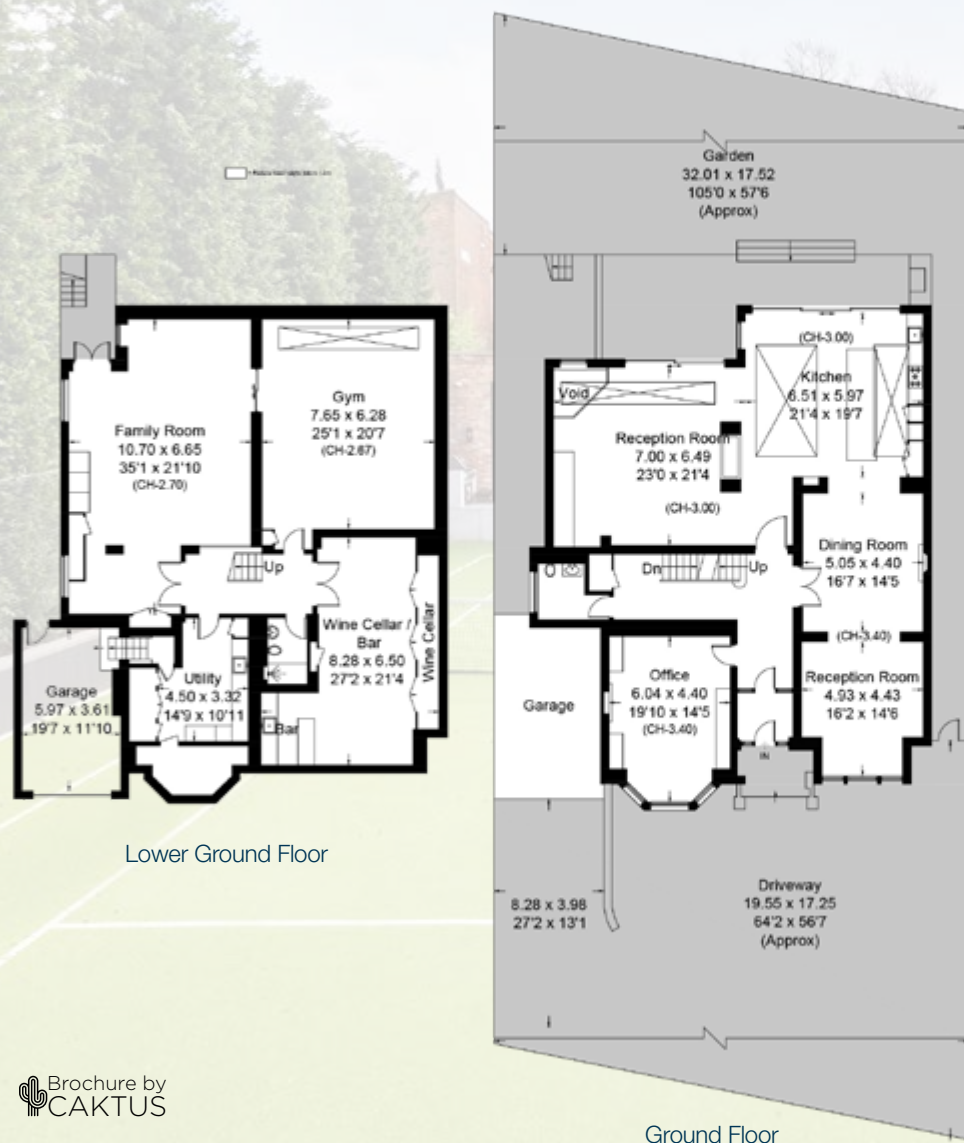






APPROXIMATE GROSS INTERNAL AREA  
682.7 SQ.M (7,348 SQ.FT)

INCLUDING LIMITED USE AREA (7.3 SQ.M / 78 SQ.FT)



Second Floor



First Floor



### ACCOMMODATION & AMENITIES

ENTRANCE HALL : CLOAKROOM :  
DRAWING ROOM : DINING ROOM : STUDY  
KITCHEN / BREAKFAST ROOM  
GARDEN / FAMILY ROOM : PLAYROOM  
GYMNASIUM : BAR / MEDIA ROOM  
UTILITY ROOM : SHOWER ROOM  
MASTER BEDROOM WITH EN SUITE  
DRESSING ROOM AND TWO ENSUITE  
SHOWER ROOMS : 6 FURTHER BEDROOMS  
4 FURTHER BATHROOMS (3 ENSUITE)  
SECLUDED REAR GARDEN / TENNIS COURT  
OFF STREET PARKING FOR 6/7 CARS  
GARAGE

PRICE ON APPLICATION  
SUBJECT TO CONTRACT  
FREEHOLD  
SOLE SELLING AGENTS

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