



ST GEORGES TERRACE, **NORTH HILL, HIGHGATE, N6**



A stunning four bedroom Grade II listed, end of terrace house, comprising approximately 3239 square feet (301 sq. m.) in an LABC award winning development which forms part of a Victorian stucco fronted mansion, divided into three unique homes.

Developed in 2014, the property was renovated to an excellent standard and provides bright and spacious accommodation over only three floors. This classical home has all the advantages of a modern home and benefits from an 8 year BLP building guarantee.

Features include under floor heating throughout, a central vacuum system and beautifully appointed kitchen and bathrooms. The principle reception rooms have programmable Hamilton lighting control system and a centralised audio system.

In addition, there is a beautifully landscaped rear garden, in excess of 100ft, plus one allocated off street parking space.

Highgate Village, which offers a superb range of shops and restaurants, is within walking distance, while Highgate underground station and the picturesque Waterlow Park are both within approximately half a mile.

GUIDE PRICE £2,950,000

SOLE SELLING AGENT

FREEHOLD

NB AN EMPLOYEE OF MARCUS PARFITT HAS A PERSONAL AFFILIATION WITH THIS PROPERTY

ACCOMMODATION & AMENITIES

LARGE ENTRANCE HALL, STUDY/BEDROOM FIVE, GUEST WC & COAT CUPBOARD, LAUNDRY ROOM, MASTER BEDROOM WITH EN SUITE BATHROOM WITH EXTENSIVE FITTED CUPBOARDS AND DIRECT ACCESS ONTO A PATIO AND STEPS UP TO THE GARDEN, 25' DRAWING ROOM, 20' KITCHEN/DINING ROOM PROVIDING ACCESS TO THE GARDEN, ADDITIONAL GUEST WC, THREE FURTHER BEDROOMS WITH EN SUITES, LOFT/PLAYROOM, EXTENSIVE STORAGE, 111' LANDSCAPED REAR GARDEN, ALLOCATED OFF STREET PARKING FOR ONE CAR, RESIDENTS PARKING





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Gross internal area (approx.)
301 Sq m (3239 Sq ft) Including Under 1.5m and Under Eaves



For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



