



Muswell Hill Road, London, N10

£1,700,000

Freehold

 litchfields

44 highgate high street, highgate village, london, n6 5hx

telephone 020 8348 8000 facsimile 020 8348 8232

email highgate@litchfields.com litchfields.com

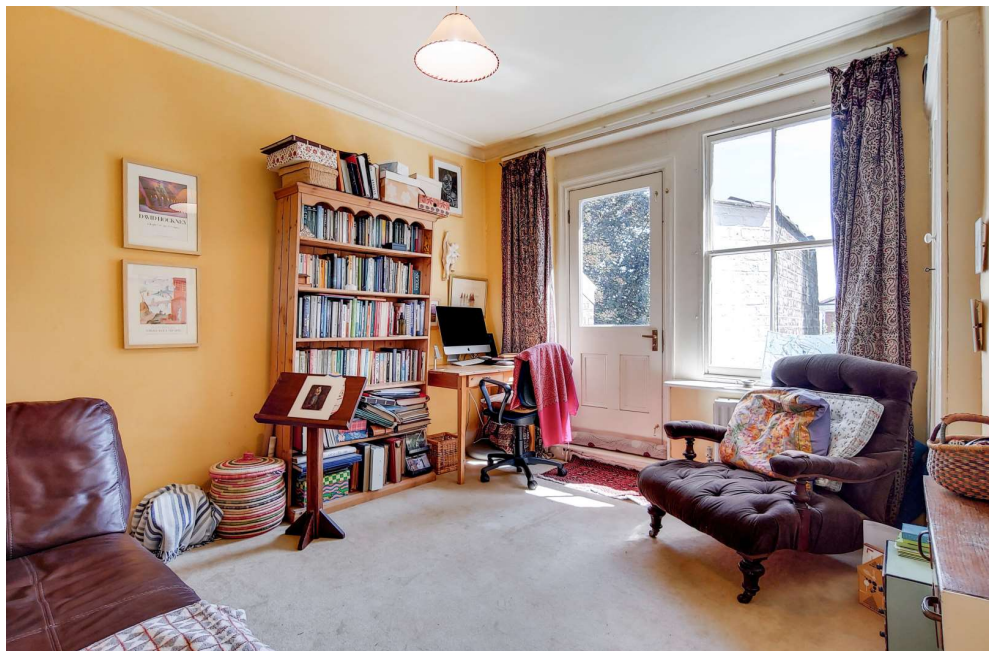
offices also in hampstead garden suburb & crouch end



We are pleased to offer this very desirable 6 double bedroom late Victorian house. This super family home offers very versatile living and entertaining space over several different levels. The ground floor has two separate reception rooms, the rear reception with direct access to a decked terrace overlooking the garden and easterly views beyond. There is a good size kitchen breakfast room with two sets of French windows onto the rear patio and garden. There is also access to a very large storage basement. The upper storeys provide 6 double bedrooms arranged over four different levels, a large family bathroom and second shower room. The house further benefits from a very superior home office/studio/consulting room at the bottom of the garden. Conveniently located being within half mile of Highgate Underground Station, opposite Highgate Woods.



Rear Reception



Study

Elegant late Victorian end of terrace family home
2 reception rooms
Kitchen breakfast room
6 double bedrooms
Family bathroom
Shower room
Very large storage basement
Raised terrace from rear reception
Rear patio and garden
Side access
Super home office/studio/nanny accommodation
Opposite Highgate Woods & convenience store
Close proximity to Highgate tube,
Village and Muswell Hill Broadway





Garden Studio



Garden Studio



Garden towards Studio Room





GROSS INTERNAL AREA (GIA)
The footprint of the property.

286.5 Sqm / 3083.6 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features,
Includes washrooms, restricted head

264.9 Sqm / 2851.0 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

5.1 Sqm / 54.5 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m

4.8 Sqm / 52.1 Sqft