



**Broadlands Road, Highgate Village, N6**

**£1,999,999**

**Freehold**



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offices also in hampstead garden suburb & crouch end





**Litchfields are very pleased to offer this superb modern townhouse (1980s) enviably located on a prestigious Highgate Village residential road on the doorstep of Highgate School, Kenwood and the Heath. This family home offers very versatile living and entertaining space over four floors. The entrance level provides a spacious reception room and conservatory dining room with steps leading down to the garden, kitchen-breakfast room and guest cloakroom. The ground floor level provides a study/bedroom with direct access to the garden, utility room, shower room, store and an integral garage with off-street parking to the front. The first floor has 3 double bedrooms with built-in storage and a family bathroom and the top floor has a very impressive master bedroom suite with ample storage and a large en-suite bath room with separate shower. Broadlands Road is ideally located just 400m from the Village and 500m from the underground station (Northern Line) with Kenwood and the delights of Hampstead Heath just around the corner. It is also on the door step of sought after primary schools on North Hill as well as Highgate and Channing, both highly regarded and high achieving private schools. EPC - C.**



**Modern Townhouse**  
**Reception Room**  
**Dining Room**  
**4/5 Bedrooms Master with Large en-suite bathroom**  
**Family Bathroom**  
**Shower Room**  
**Utility Room**  
**Kitchen**  
**Ample Storage**  
**Integral Garage and Off Street Parking**  
**Patio & Garden**  
**Close to Tube, Woods, Heath and Prestige Schools**













## Broadlands Road

Approximate Gross Internal Area = 2440 sq ft / 226.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m

Total = 2459 sq ft / 228.4 sq m



Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID369029)

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