



**STORMONT ROAD,**  
**KENWOOD/HIGHGATE, N6**



A beautiful, detached Edwardian family house, set well back from the road approached by a long, gated driveway. This wonderful family house boasts bright and spacious, high ceilinged accommodation located centrally with a generous plot which extends to just under 1/2 an acre.

Alongside the main house there is a separate self-contained annex (formally the double garage), garden summer house, a secluded play area for children, extensive lawn with mature trees and shrubs and secure off street parking for 5/6 cars.

The property also has the valuable additional advantage of existing planning consent for further expansion, including: Enlargement of the existing roof space, side extension and substantial indoor leisure/pool complex. Further details are available upon application.

Stormont Road is within easy reach of Hampstead Heath, Highgate Village, and many of the local schools.

**GUIDE PRICE £5,995,000**

**MAIN AGENT**

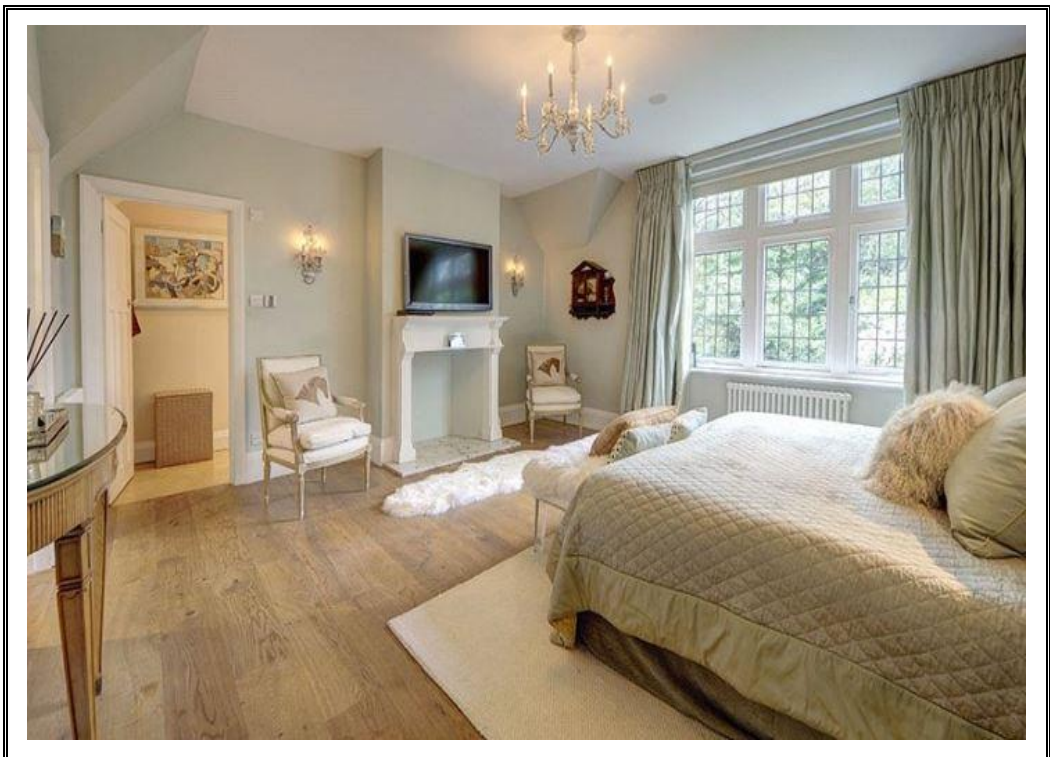
**FREEHOLD**



## **ACCOMMODATION & AMENITIES**

Reception Room \* Dining Room \* Drawing Room \* Kitchen/Breakfast/Family Room \* Utility Room \* Guest WC \* Master Bedroom with Ensuite Bathroom & Dressing Room \* 5 Further Bedrooms (3 With En Suite Bath/Shower Rooms) \* Family Bathroom \* Self Contained Annex Comprising Sitting Room, Kitchen, Bedroom & Shower Room \* Extensive Gardens \* Plot Area Of 0.46 Acre \* Summer House \* Secluded Location \* Planning Permission for Enlargement \* Energy Rating D











## TERMS

TENURE

Freehold

GUIDE PRICE

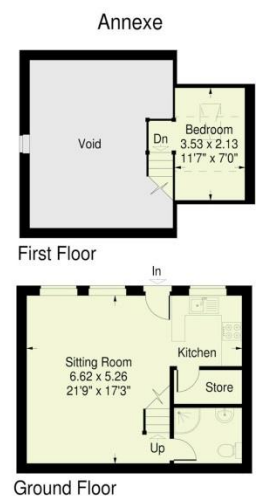
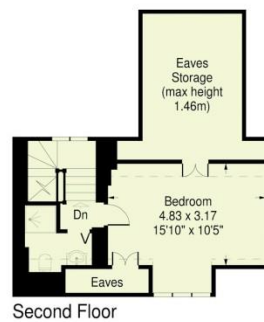
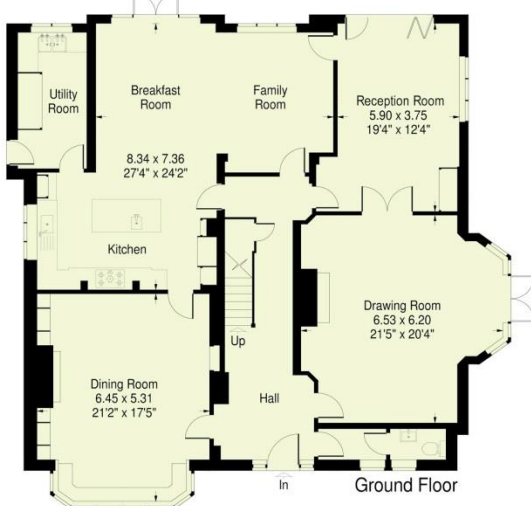
£5,995,000 **Subject to Contract**

### Stormont Road, London N6

Approximate Gross Internal Area:  
 396.7 sq.mts. / 4270 sq.ft.  
 (including reduced height area,  
 below 1.5m - denoted with dashed line)  
 Reduced Height Area: 23.6 sq.mts. / 254 sq.ft.  
 Annex: 44.4 sq.mts. / 478 sq.ft.  
 (including reduced height area,  
 below 1.5m - denoted with dashed line)  
 Reduced Height Area: 4.4 sq.mts. / 47 sq.ft.  
 Summer House: 10.8 sq.mts. / 116 sq.ft.



APPROX. SCALE  
 0 1 2 3 4 5 10Ft  
 0 1 2 3M



Floor Plans produced by  
**Proplan**  
 01491 842925  
 All measurements and figures are taken  
 in accordance with RICS guidelines.  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.





**Stormont Road, London N6**  
 Approx. Plot Area - 1870 sq.m / 0.46 Acres



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