## **Dexters**









## Highgate Road, NW5 £1,600,000

This house comprises three double bedrooms with an additional study/fourth bedroom, three bathrooms, a kitchen with a separate utility room and a large reception room which flows seamlessly out to the terraced garden and garden room - a perfect gym or play room. A key point to note, The garden room is complete with Islington Oak flooring, Underfloor heating and Electricity.

Located on Highgate Road, The Arches is eight minutes' walk from Swains Lane and Hampstead Heath, with over 800 acres of wild parkland and lush meadows, boasting some of the most spectacular views in the city.

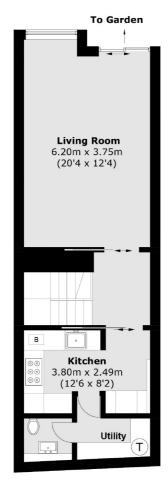
## **Features**

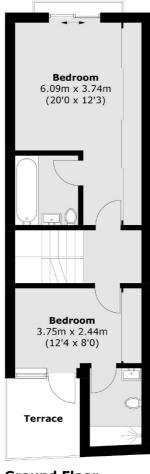
Efficient Energy Rating
Approx 1400sqft Living Area
Garden Room
High specification
Underfloor Heating
Up to 3.5m ceilings

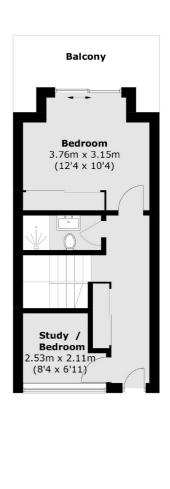
## Highgate Road, London, NW5



(Not Shown In Actual Location / Orientation)







**Lower Ground Floor** 

**Ground Floor** 

**Upper Ground Floor** 

Total area (approx.): 122.7 sq. m (1,320.7 sq. ft)
Garden Room: 14.0 sq. m (150.7 sq. ft)
Total Including Garden Room: 136.7 sq. m (1,471.4 sq. ft)
Terrace / Balcony area: 13.1 sq. m (141.0 sq. ft)



Energy Rating: TBC. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warrantee can be given as to their good working order.



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