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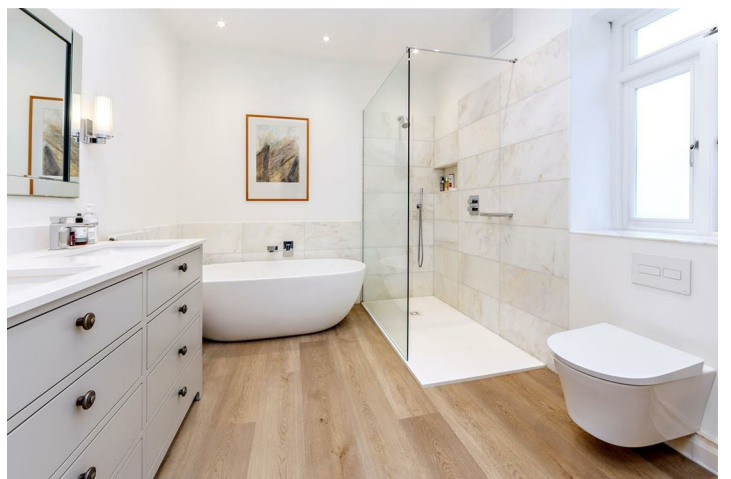
Holly Lodge Gardens, Highgate, N6 6AA

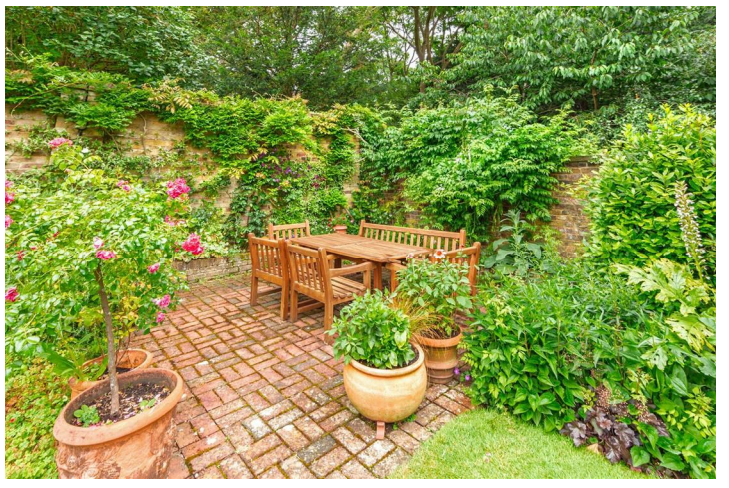
Guide Price £5,000,000

A stunning Double Fronted link-detached house located at the summit of the prestigious Holly Lodge Estate. This magnificent property boasts an impressive 3 reception rooms, perfect for entertaining guests or simply relaxing with your family and features a glorious walled garden. With 7 spacious bedrooms, there is ample space for everyone to enjoy their own privacy and comfort. The house features 3 bathrooms, ensuring convenience for all residents. The property has been well maintained and is in excellent decorative order with the generous space split over only two floors. Situated in this tranquil setting yet virtually on the doorstep of Hampstead Heath and the excellent local shops and restaurants of both Swains Lane and Highgate Village.

The location provides the perfect balance between peaceful surroundings and easy access to amenities, schools, and transport links.

* 7 Bedrooms * 3 Bathrooms * 3 Reception Rooms * Kitchen/Dining Room * Large Storage Room * Guests Cloakroom * Utility Room * Glorious Walled Garden * Car Port + Additional Parking * Council Tax Band H * EPC D *







Total Area: 341.6 m² ... 3677 ft²
 All measurements are approximate and for display purposes only.
 These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	