



Lanchester Road, Highgate, N6 4SU

£3,000,000

If it's kerb appeal you're looking for, this impressive and spacious semi-detached, five bedroom family house really won't disappoint! Located in a quiet, sought after road, the house is arranged over three floors and affords almost 3,000 sq ft of space. Despite its size, it still manages to enjoy that "homely" feel. The top floor comprises a large principal bedroom with bathroom en-suite. Four further double bedrooms, a bathroom, shower room and utility room/bedroom 6 occupy the first floor. The ground floor has been extended and provides extremely generous inter-connected reception space, fitted kitchen, a large additional separate living room and study. The 90° south-west facing garden is just lovely and Highgate Woods & Cherry Tree Woods, are a convenient walk away, as are both Highgate & East Finchley (Northern Line) Underground Stations. There is also a small and highly regarded tennis and Squash club virtually on your doorstep.

* 5/6 Bedrooms * 2 Bathrooms * Shower Room * Utility Room/Bedroom 6 * 3 Reception Rooms * Superb Fitted Kitchen * Study * Guest Cloakroom * South-West Facing Garden * Council Tax Band H * EPC D *





Total Area: 275.8 m² ... 2969 ft² (excluding storage, shed, eaves storage)

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	78	
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	