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HOLNE CHASE N2



## FREEHOLD. SOLE AGENT. GUIDE PRICE £4,500,000

DRAWING ROOM: DINING ROOM: KITCHEN/DINER: UTILITY ROOM:  
PRINCIPAL BEDROOM WITH DRESSING ROOM AND HIS AND HERS EN  
SUITES: 5 FURTHER BEDROOMS: 3 FAMILY BATHROOMS : 2 GUEST  
WC'S: GARAGE: REAR GARDEN: OFF-STREET PARKING  
COUNCIL TAX BAND H

Spanning over 3,700 sq ft and set behind a carriage driveway, this wonderful 6 bedroom 5 bathroom detached family home offers generous and well thought out accommodation arranged over 3 floors.



On the ground floor you are welcomed with an entrance lobby which leads you through to a well sized hallway. You are then met with the reception rooms which consists of dining room and a separate drawing room with double doors leading out onto the rear garden. There is a kitchen diner with a utility room, guest WC and an integral garage.

The first floor consists of a luxurious master bedroom suite with dressing room and two en-suite bathrooms. There are 3 further bedrooms on this floor and a family bathroom with a separate WC. The second floor comprises of 2 large double bedrooms and 2 bathrooms.

Further benefits include Sonos sound system and off-street parking for approximately 3 cars. The Heath Extension is within a short walk and the open spaces of Kenwood are also within a short distance. The owner has been advised by HGST that a ground floor extension may be possible subject to approvals.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

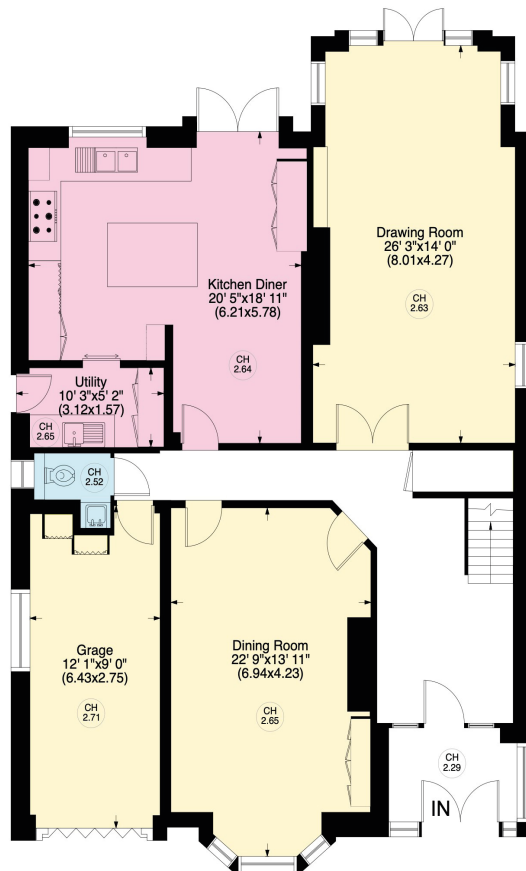
# Holne Chase N2

Gross internal area (approx.)

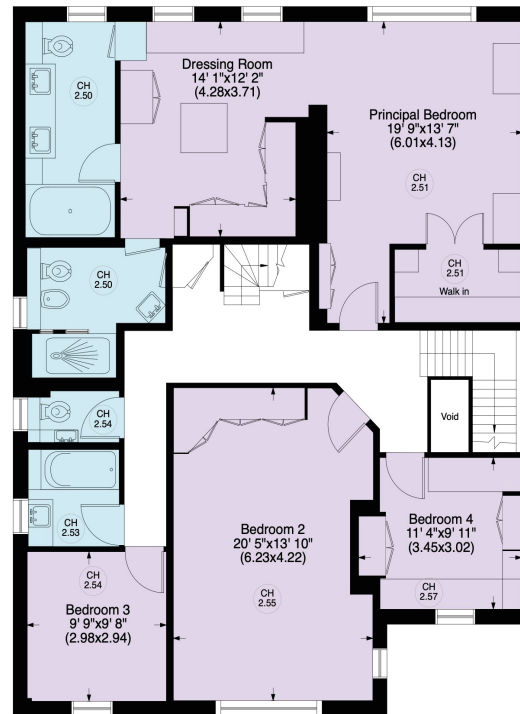
396 Sq m (4268 Sq ft) Including Under eaves and under 1.5m

353 Sq m (3798 Sq ft) Excluding Under eaves and under 1.5m

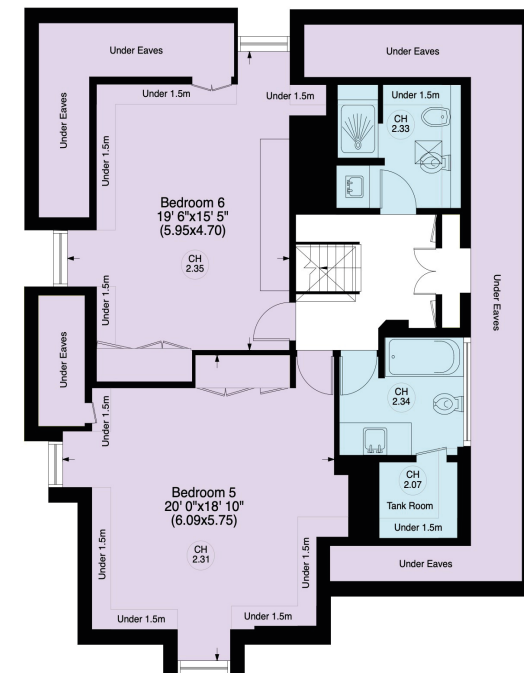
For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

[www.virtualltours.london](http://www.virtualltours.london)

**IMPORTANT NOTICE**  
 1. These particulars have been prepared in all good faith to give a fair overall view of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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