



North Grove, N6

£2,450,000

Freehold

Castles



North Grove, N6

An aspiring four-bedroom, renovated modern home, arranged over three floors, within a moment's walk of Highgate Village. This stylishly presented family home offers an exquisite interior décor with bright and spacious rooms throughout. Further comprising an impressive 32ft open-planned kitchen/diner/reception leading onto a tiered rear garden via large sliding doors, utility/guest w.c., first-floor additional reception, family bathroom, two en-suites and front off-street parking. Benefitting from crittal doors, balcony, part under-floor heating and herringbone wood flooring.

Enviably positioned for an array of desired amenities including Highgate underground station and Highgate School with a host of recreational grounds nearby (Waterlow Park, Highgate Woods, Kenwood and Hampstead Heath). North Grove is a tranquil cul-de-sac turning in the heart of the Village.

An early viewing is highly recommended.

Local Authority: Haringey
Council Tax band: G

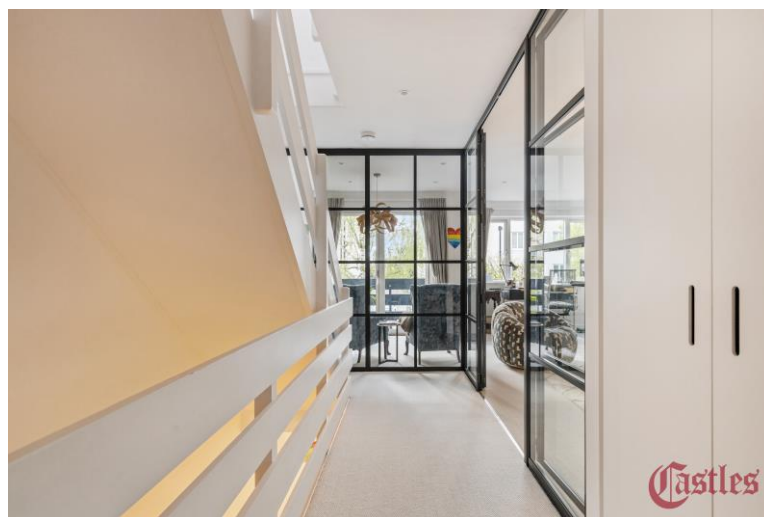
EPC Rating: D
Current: 66/D Potential: 81/B

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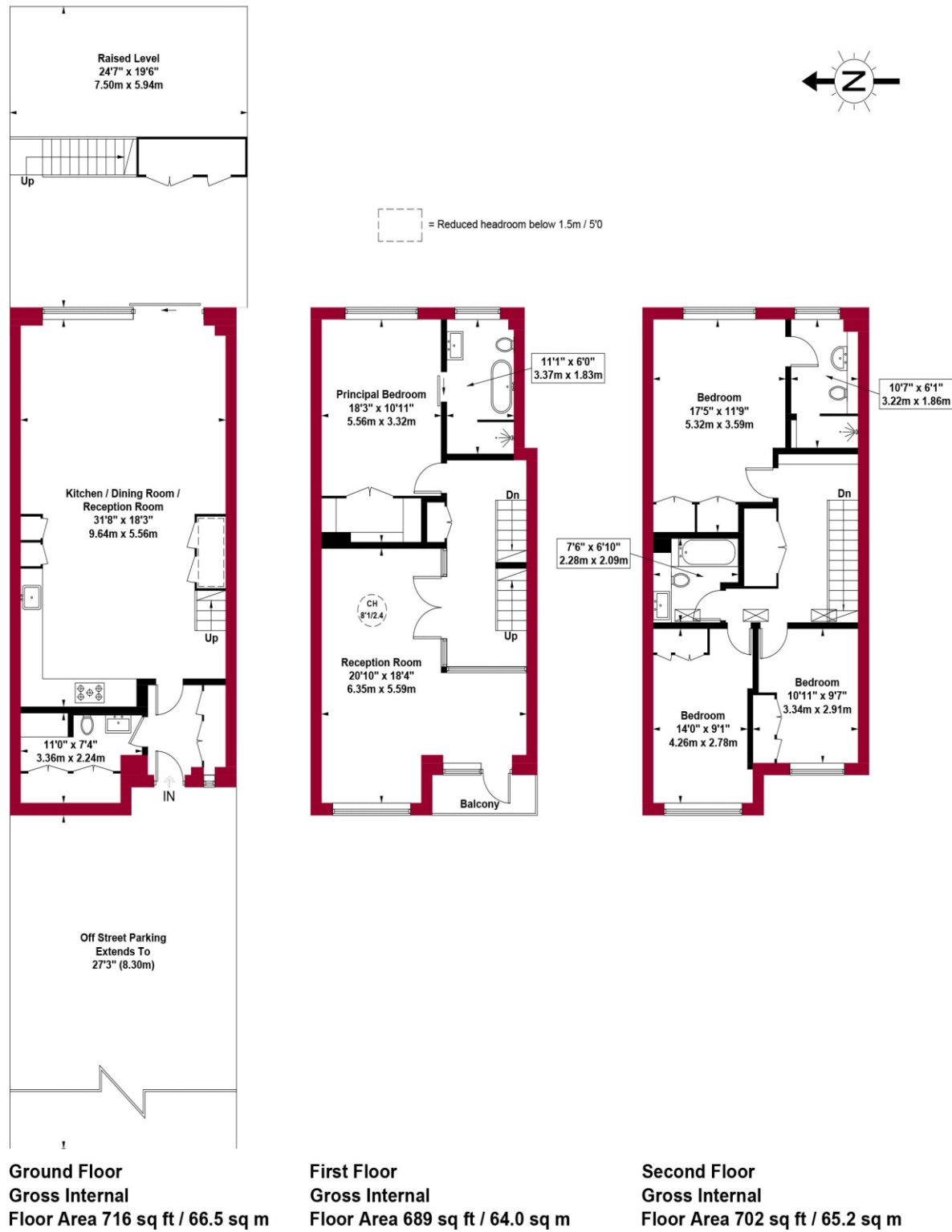
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Approximate Gross Internal Area = 2107 sq ft / 195.7 sq m

Restricted Height = 15 sq ft / 1.4 sq m



An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

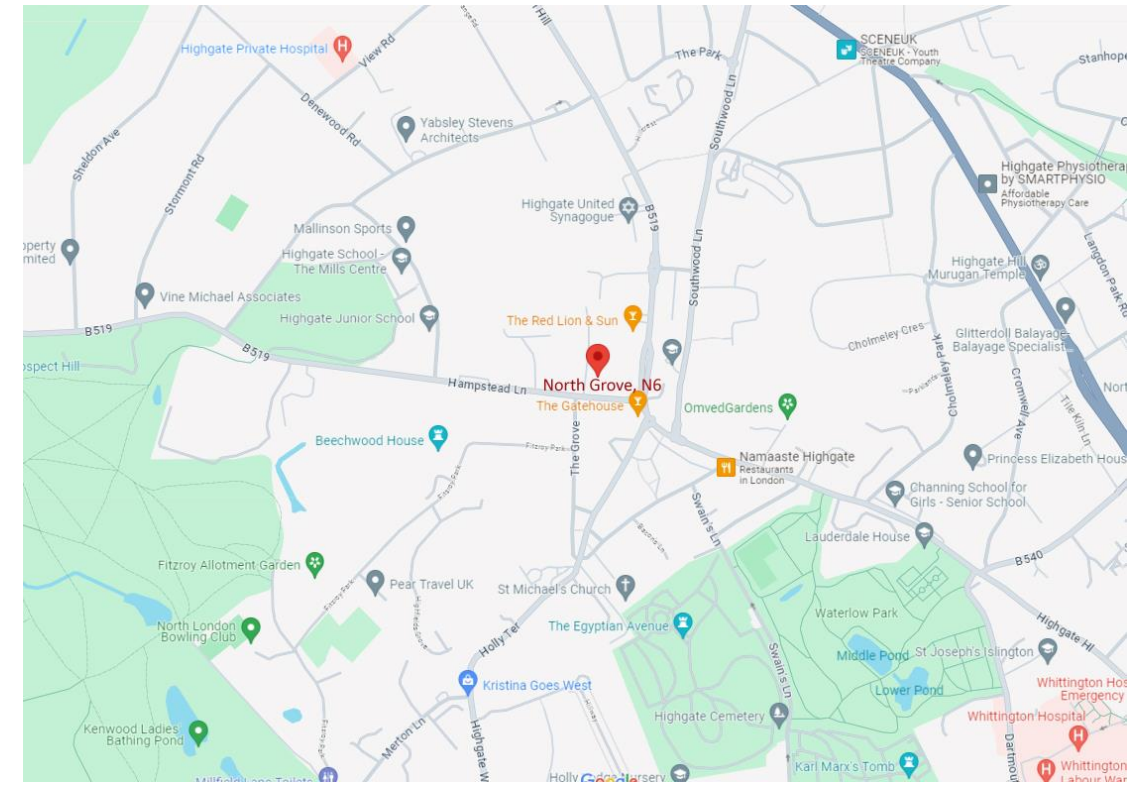
TRANSPORT

Underground services from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

Buses: Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

Cycle: The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

Road: Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



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LICENSED MEMBER



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

