



Hill Gate Walk, N6

£2,495,000

Freehold

Castles



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This exquisite two/three-bedroom, modern house offers a perfect blend of sleek contemporary design and comfort. Nestled within a secure, gated mews, it provides both privacy and convenience. The spacious split level, open-plan living area is bathed in natural light, with floor-to-ceiling patio doors onto private terrace with far reaching open views and Alexandra Palace. The kitchen/diner boasts state-of-the-art appliances, ideal for home chefs, while the bedrooms offer ample space, with the principal suite featuring an en-suite shower-room and built-in storage, directly onto rear garden. With desirable modern conveniences, including NuHeat control under floor heating, resin flooring to principal suite, Sonos surround system, Lutron lighting, terrace kitchen with fridge and hot and cold water. Further comprising, study area (bedroom 3), utility room, family bathroom and secure off-road parking via garage and additional parking space. Ideally positioned, within a moments' walk of the Villages of Crouch End and Highgate including Highgate underground station. In addition, a host of green open spaces and desirable schools. The property is the epitome of modern living in an exclusive, tranquil setting.

Local Authority: Haringey
Council Tax Band: G

EPC Rating: C
Current: 70/C *Potential:* 82/B

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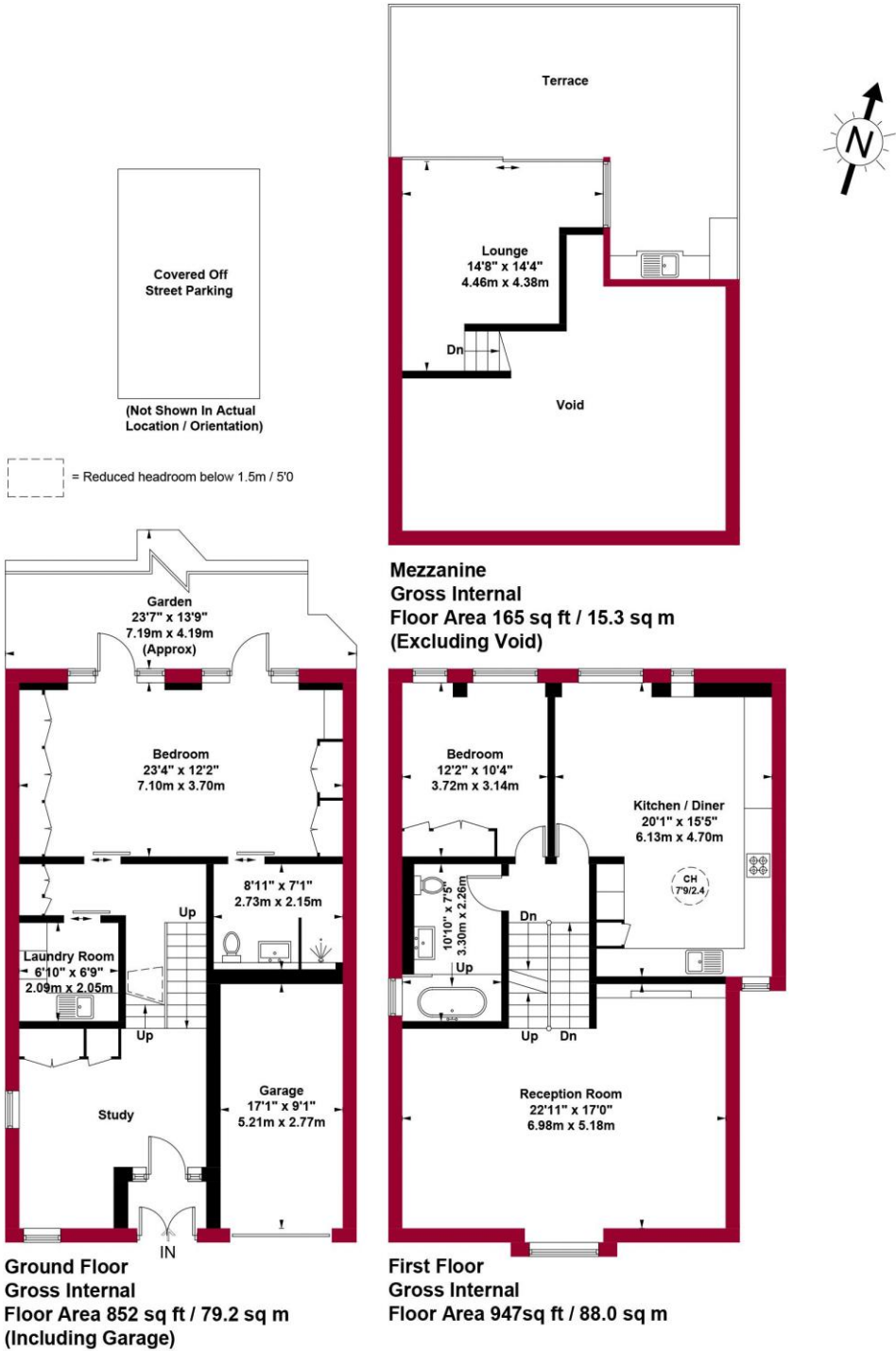


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Approximate Gross Internal Area = 1964 sq ft / 182.5 sq m

Restricted Height = 5 sq ft / 0.5 sq m

Garage = 148 sq ft / 13.8 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.

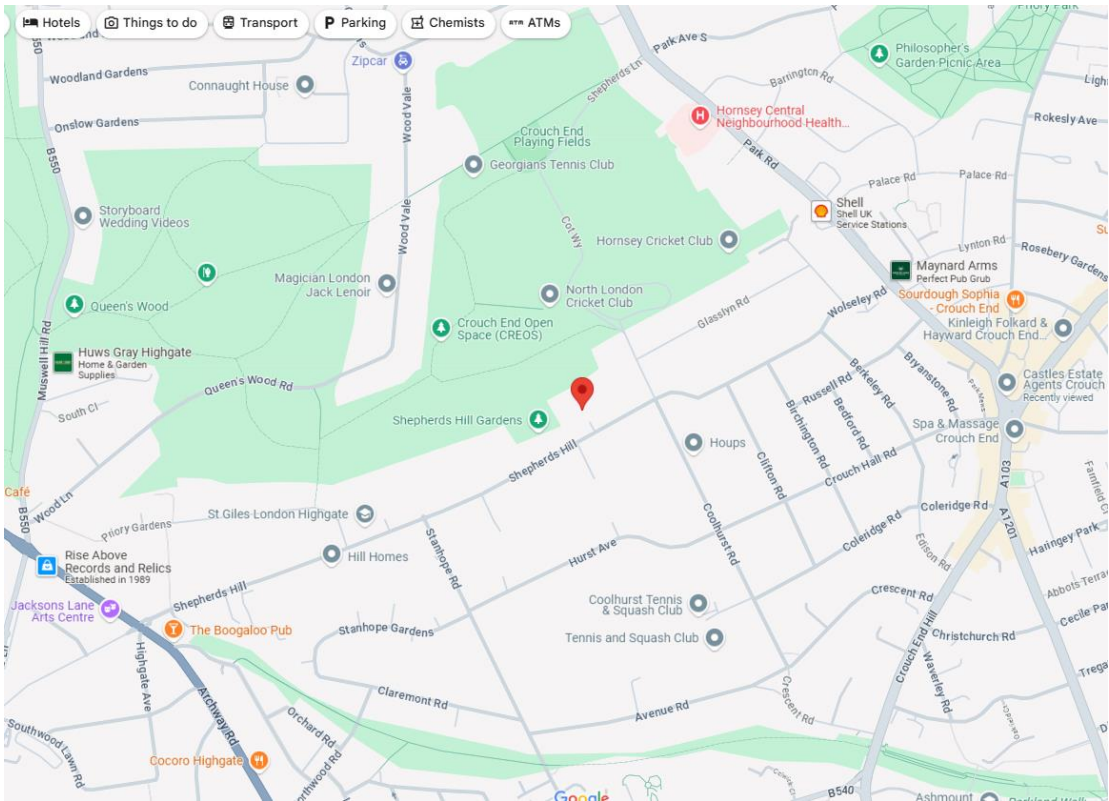
TRANSPORT

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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