

MATTHEW JAMES

Residential Sales • Lettings • Management



Highgate Road, NW5 1PB

Asking Price £1,200,000

A three bedroom Grade II listed Georgian house forming part of Fitzroy Terrace (6 houses) built in the late eighteenth century and arranged over four floors. The property is set back from the road behind a wrought iron gate and railings and has mature and secluded front and rear gardens. The property offers an 'L' shaped living room, kitchen with separate dining room, a principle bedroom with en-suite shower wet room, two further bedrooms, a family bathroom and guest cloakroom. The property could benefit from some modernisation and therefore offers a fantastic opportunity for anyone wishing to put their own stamp on what is a truly historic building. The property is located in a lovely area of London with cafes and artisan bakeries close-by as well as being positioned within a short walk of the wide open spaces of Hampstead Heath which offers a number of amenities including a popular weekend farmers market, lido, tennis courts, running track and wild swimming in the ponds.

Offered for sale chain free.

Ground Floor Entrance

Hallway

Parquet flooring.

Kitchen



Range of fitted wall and base units with wood work surfaces, integrated oven and hob, plumbed for washing machine and dishwasher and space for a tall fridge freezer. Fitted overhead storage and shelving with a tiled floor opening onto.....

Dining Room



Parquet flooring, twin recessed fitted low level cupboards and shelving.

Guest Cloakroom

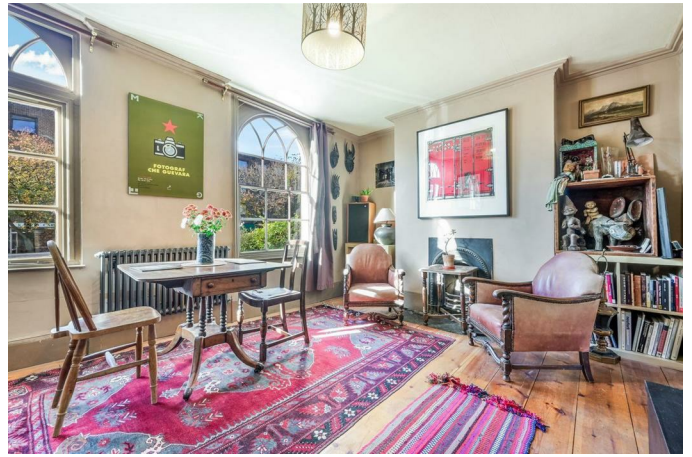
Wash hand basin and w.c.

Half Landing

Door to rear garden.

First Floor

Living Room



A lovely 'L' shaped room with twin arch shaped sash windows, cast iron fireplace and wood floors.

Half Landing

Tall sash window.

Second Floor

Principle Bedroom



Twin sash windows, wood floor and wall to wall fitted wardrobes.

En-Suite Wet Room

Fully tiled with overhead deluge shower rose and additional hand held shower attachment, wash hand basin, inset mirror and shaver point.

Family Bathroom



Panel enclosed bath with hand held wall mounted shower attachment, wash hand basin set in vanity unit, w.c, fitted laundry shelves and shaver point.

Half Landing

Top Floor

Bedroom Two



A vaulted ceiling with two roof lights, twin sash windows and wood floor.

Bedroom Three



Sash window and wood floor. Access to roof storage via a hatch with fold down ladder.

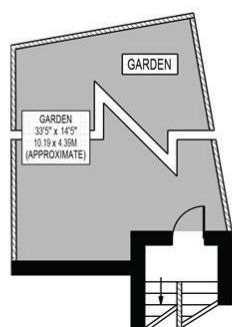
Exterior



Front garden - Wrought iron gate and railings leading onto a paved path with raised beds and central magnolia tree, a private sunken patio with space for a table and chairs.

Rear garden - A charming walled garden with three patio seating areas nestled amongst some lovely established trees including mulberry, fig, bay, apricot and medlar with a small storage shed to the rear.

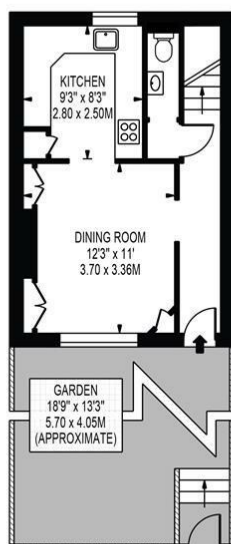
Floor Plan



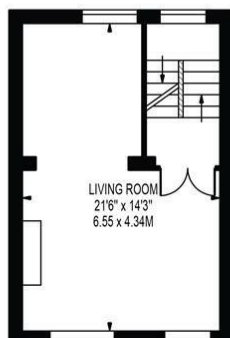
GROUND FLOOR
HALF LANDING

HIGHGATE ROAD

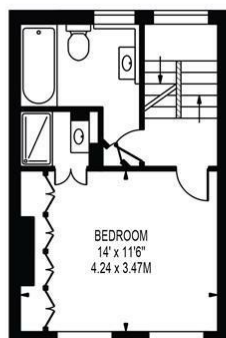
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1257 SQ FT - 116.75 SQ M



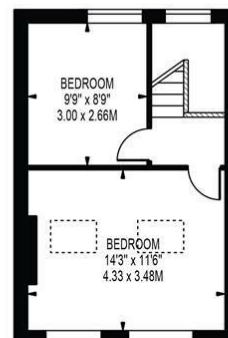
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

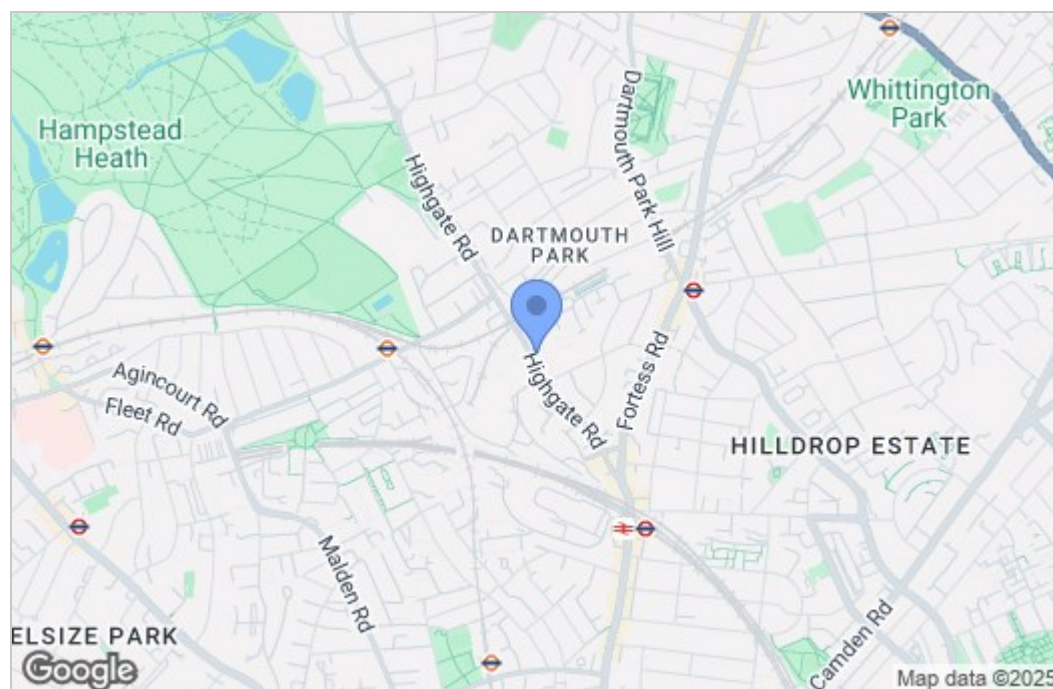


THIRD FLOOR


FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		69	84
<p>England & Wales</p>		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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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