

# Woodland Gardens

Muswell Hill, N10

**Dexters**





## About the property

This exceptional Edwardian house seamlessly blends period elegance with contemporary luxury.

As you step through the impressive entrance hall, you are greeted by oversized doors and a large floor-to-ceiling built-in coat cupboard with shoe drawers and storage. Offering over 1,300 sq. ft, the lower ground floor living area comes with a fully integrated Sonos sound system, creating the perfect ambiance for any occasion. The expansive double-height kitchen and dining space

features bi-folding doors that open onto the garden. The Roundhouse of Wigmore Street designed kitchen is complemented by top-of-the-line Gaggenau appliances.

On the top floor, the primary suite has its own kitchenette and features full-height glass walls providing panoramic views of Alexandra Palace and North East London. The en suite bathroom is a spa-like retreat with a rain spa shower, double basins and a free-standing stone bath.

## Key features

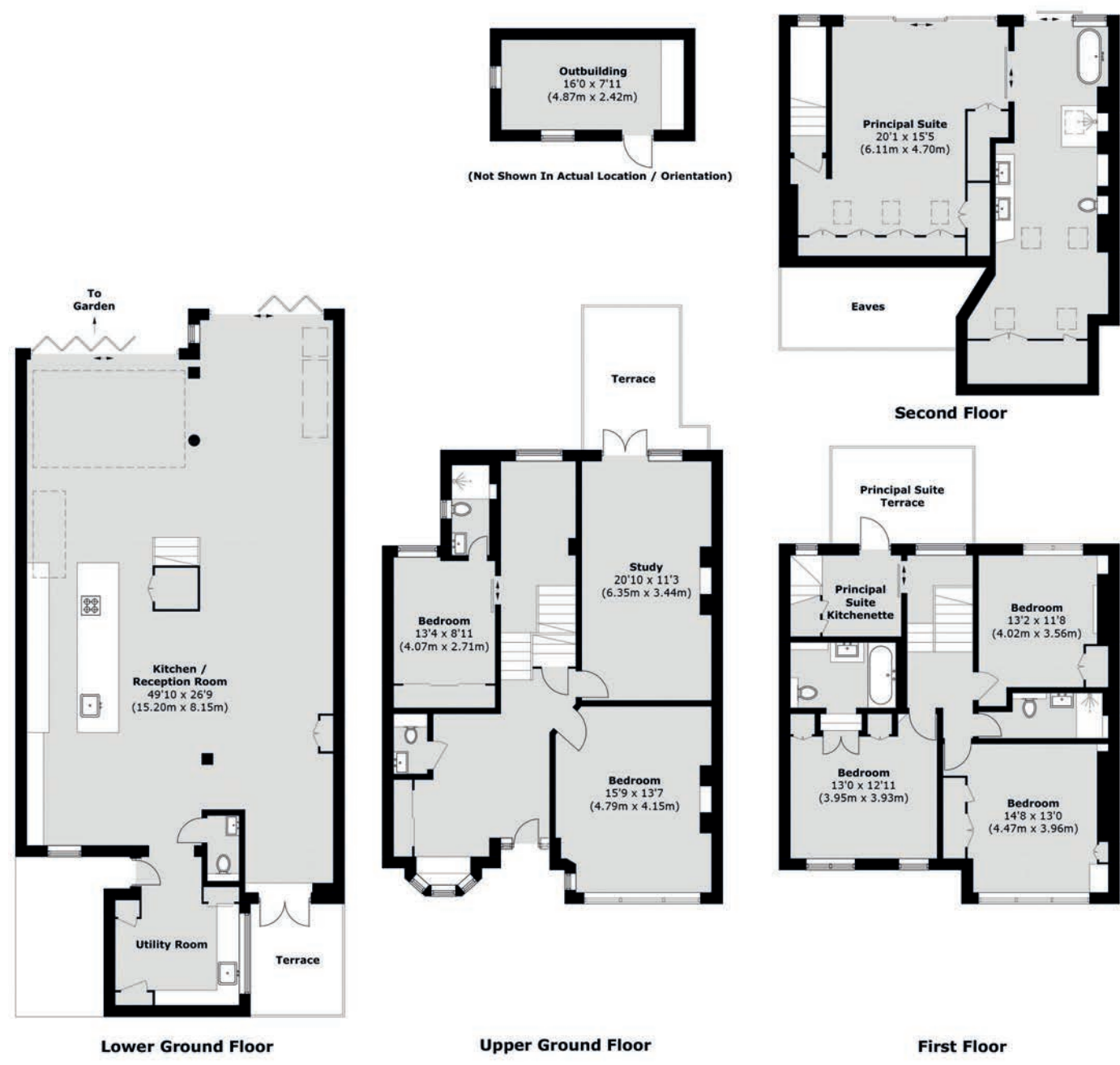
- Five Bedrooms
- Three Reception Rooms
- Four Bathrooms
- Second Entrance
- Office Room
- Wrought Iron Bespoke Staircase











TOTAL APPROX. FLOOR AREA 3,761.9 SQ. FT (349.5 SQ. M) (EXCLUDING EAVES/ OUTBUILDING/TERRACES)  
 OUTBUILDING 127 SQ. FT (11.8 SQ. M)  
 TERRACE AREA 289.5 SQ. FT (26.9 SQ. M)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.





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