



Somerset Gardens, Highgate Village, N6

£3,150,000

Freehold

 **litchfields**

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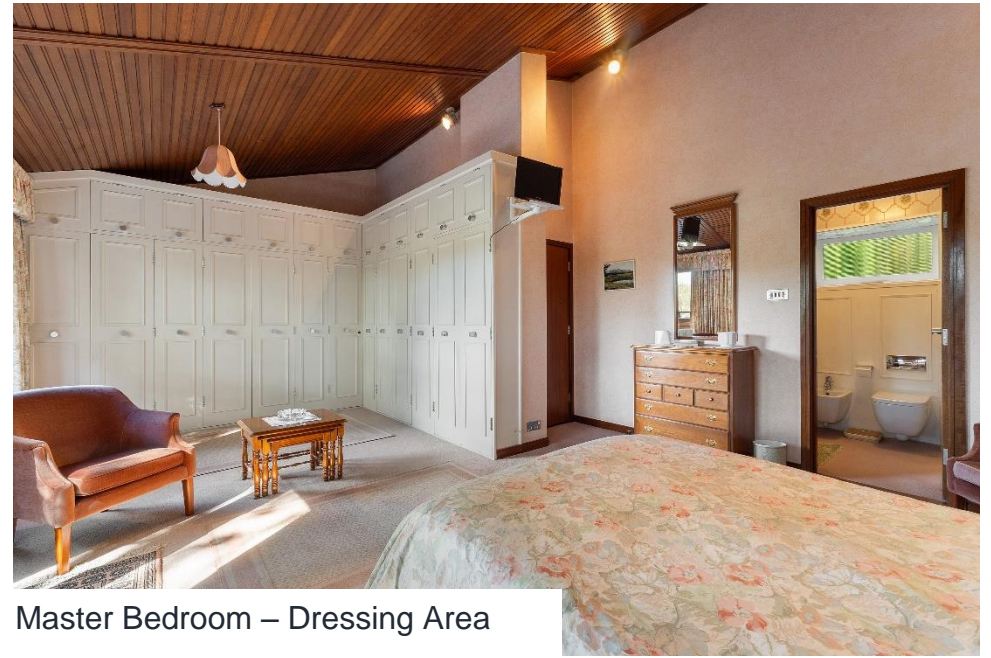
offices also in hampstead garden suburb & crouch end





We are pleased to offer for sale for the first time in over forty years this superb detached Ted Levy designed family house built in 1974. Levy's design employs a clever split-level arrangement over three central floors and the house retains many of his original features, most notably the beautiful wood panelling and open tread staircase. The house occupies a unique position at the end of a very tranquil, private cul-de-sac, just off Southwood Lane, in the heart of Highgate Village. The ground floor provides what is currently a study but could be a guest bedroom, a family bathroom, ample built in storage and a spacious double garage with additional storage (formerly used as a reception/playroom). The beautiful staircase leads up to the first-floor landing and impressive, double height, dual aspect main reception room with access to a side patio. There is a second reception/family room with doors opening on to the rear garden. There is also a separate dining room, kitchen-breakfast room, utility room and guest cloakroom on this level. The top floor has three bedrooms, including a very spacious master bedroom suite with plentiful built-in storage, en-suite bathroom and a lovely terrace with stunning views towards Highgate Village. There is a second double bedroom, further single bedroom, family bathroom and access to a useful storage loft. The house further benefits from a pretty front garden and off-street parking for several cars. Somerset Gardens is enviably located just a stroll away from historic Highgate Village with the amenities of the High Street and is a short walk from Highgate tube station. Also within walking distance are sought after local schools, including Highgate and Channing as well as the lovely green spaces of Waterlow Park, Highgate and Queen's Woods, Kenwood and Hampstead Heath. EPC-E





Master Bedroom – Dressing Area



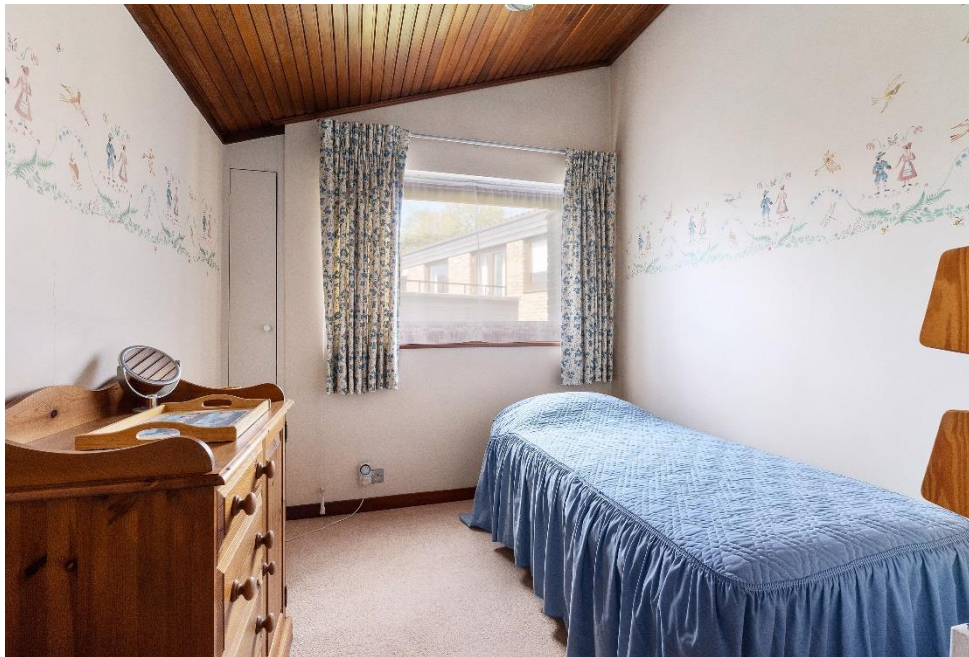
Terrace off Master Bedroom



Terrace View



Detached 1970s Ted Levy designed family home
Quiet cul-de-sac location in Highgate Village
3/4 reception rooms
3/4 bedrooms
Very spacious master bedroom with en-suite bathroom and terrace
2 further bathrooms
Kitchen-breakfast room
Utility room
Guest cloakroom
Front and rear gardens
Double garage
Off Street Parking for several cars
Stone's throw to Village High Street and tube station
Close to sought after schools and green spaces of the Heath
EPC - E





Rear Garden



Driveway and Front Garden



Rear Garden



Somerset Gardens

Approximate Gross Internal Area = 2736 sq ft / 254.2 sq m
 (Including Garage / Excluding Shed and Volume of Double Height Main Reception)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.