



Church Walk, Highgate, N6

£1,600,000

Freehold



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offices also in hampstead garden suburb & crouch end





We are pleased to offer for sale this 4 bedroom mid-terrace modern family home built in 1983 on the site of an old church hall in the grounds of St Anne's Church, very discreetly located in a private cul-de-sac just off Swains Lane. Featuring a split-level reception-dining area with a floor to ceiling sliding door on to the sunny south facing rear patio and garden. The ground floor also provides a good size kitchen-breakfast room, cloak cupboard, guest WC and useful understairs storage.

The first floor offers 3 bedrooms, a single, double and master bedroom with en-suite bathroom as well as a separate family bathroom and linen cupboard.

The top floor has a large, sunny, double bedroom with views to the front and rear and a delightful south facing terrace. Further benefits include a garage with roof storage and allocated off street parking for one car.

Church Walk is enviably located on the doorstep of local convenience shopping on Swains Lane and is within 200 yards of Parliament Hill Fields and Hampstead Heath with transport links to central London and the City close by as well as very highly regarded local schools including Parliament Hill Girl's School that has just received an Outstanding rating from Ofsted. EPC - C





En-suite Bathroom



Terrace





Modern terraced townhouse (built 1983)
Private cul-de-sac
Split-level reception/dining area
Kitchen-breakfast room
Guest wc
4 bedrooms
Master bedroom with en-suite bathroom
Separate family bathroom
Top floor bedroom with south facing terrace South facing rear garden
Garage
Allocated off street parking
On the doorstep of local convenience shopping
Highly regarded schools including Parliament Hill Girl's School that has received an Outstanding rating from Ofsted
EPC - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ponds



Swains Lane Shopping Area



Swains Lane Shopping Area



Parliament Hill

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Church Walk

Approximate Gross Internal Area = 1401 sq ft / 130.2 sq m
 Reduced Headroom = 192 sq ft / 17.8 sq m
 Total = 1593 sq ft / 148 sq m



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.