



Hornsey Lane, Highgate, London, N6

£1,895,000

Freehold



44 highgate high street, highgate village, london, n6 5hx

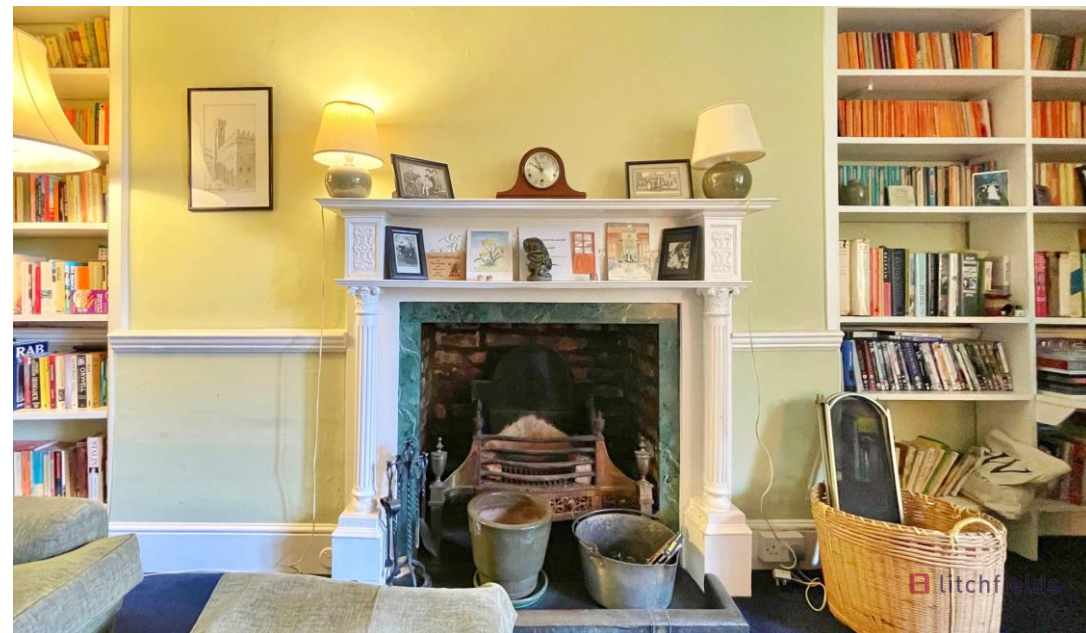
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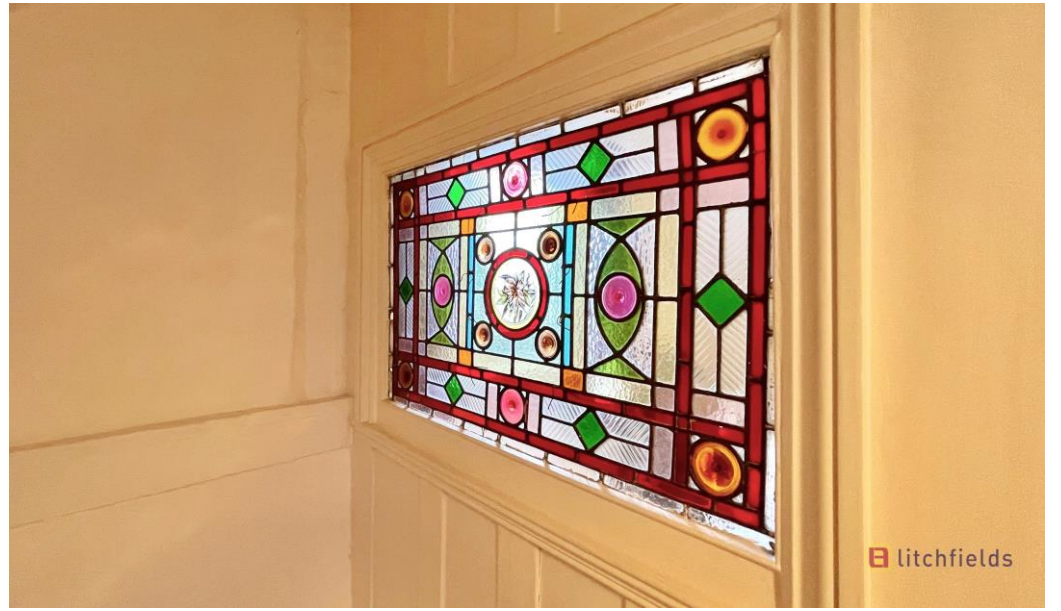
offices also in hampstead garden suburb



Nestled high above the city with sweeping panoramic views across London, this extraordinary home is the sole survivor of an 18th-century terrace of six, making it a truly rare and distinguished property. On the market for the first time in over 40 years this lovely home provides over 3,200 sq. ft of versatile living and entertaining space, over four floors. With a wealth of unique architectural features, it exudes the charm and elegance of a bygone era. Every corner tells a story and period details abound, from its original sash windows, timber floors, intricate cornicing, and feature fireplaces lending a warm, authentic atmosphere throughout. A particular highlight is the beautifully maintained, 120' walled garden, a peaceful sanctuary in the city. Centred around a majestic magnolia tree that bursts into bloom each spring, the garden is further enhanced by the gentle scent of wisteria climbing gracefully along the walls, creating a magical outdoor retreat. The lower ground floor houses a spacious carpentry workshop, a flexible space offering exciting potential; with its own street-facing entrance, this level could (subject to planning permission) be transformed into a self-contained flat, studio, or additional living accommodation.

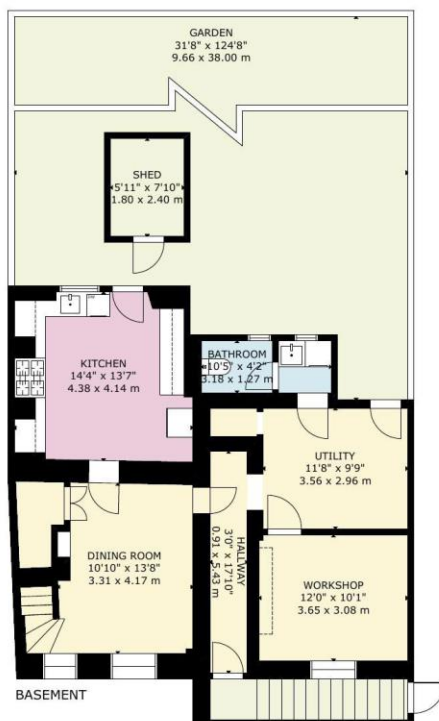


This is a home full of surprises, steeped in history, rich in original character, and with the potential to adapt and evolve. A rare opportunity to own a unique piece of London's architectural heritage. Very conveniently located, close to all the amenities of Highgate Village and the much-admired green spaces of Waterlow Park, Highgate and Queen's Wood with Kenwood and Hampstead Heath just to the north. It also benefits from excellent transport links to central London and the City with Archway tube station (Northern Line Zone 2) just half a mile away and excellent local schools, including Highgate and Channing, on the doorstep. Offered for sale Chain Free. EPC-D



Unique and historic, Grade II listed family home | Over 3,200 sq ft across four floors | 2 reception rooms | Kitchen and separate dining room | 5 bedrooms | 2 bathrooms, en-suite shower room and guest WC | Utility room and workshop with potential to create separate flat (stpp) | Separate lower ground floor entrance | Beautifully maintained and mature 120' rear garden | Close to all the amenities of Highgate Village, great schools and transport links (Northern Line tube Zone 2) | EPC- D





GROSS INTERNAL AREA
TOTAL: 304 m²/3268 sq.ft
BASEMENT: 76 m²/817 sq.ft, GROUND FLOOR: 75 m²/807 sq.ft
FIRST FLOOR: 84 m²/902 sq.ft, SECOND FLOOR: 69 m²/742 sq.ft
EXCLUDED AREAS: BALCONY: 8 m²/87 sq.ft, GARDEN: 349 m²/3757 sq.ft
SHED: 4 m²/47 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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