

N6 Swains Lane

HIGHGATE



WELCOME TO

Swains Lane

A breathtaking four-bedroomed house beside Waterlow Park and on the outer edge of Highgate Cemetery, designed by the celebrated architects Eldridge Smerin. The South and West elevations are fully glazed, providing spectacular leafy views across the cemetery and wonderful, light-filled spaces. By contrast, the street façade is mysterious and private, a curtain wall of honed black granite, steel panels, and opaque glass.

Featuring an impressive open-plan entertaining room, a kitchen dining room with a retractable glass roof, and a beautiful glass-walled study, the house is perfect for contemporary living and entertaining. All the first and second-floor rooms have balconies, whilst the ground-floor bedrooms open onto a small private terrace. There is a state-of-the-art cinema room in the basement.



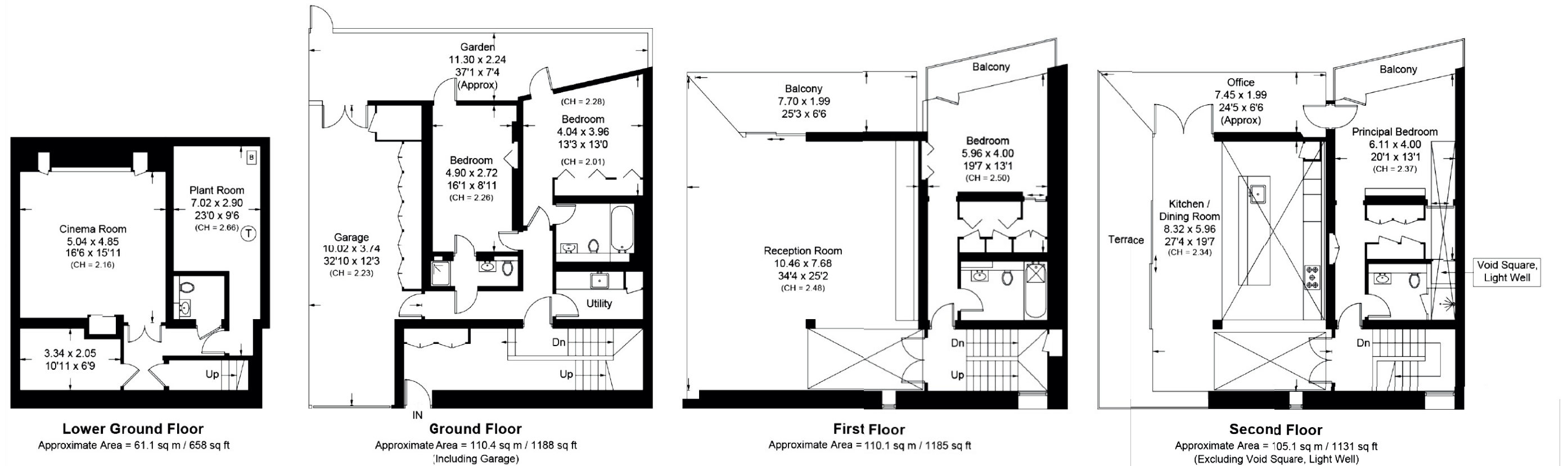




The house is well equipped with modern technology, with an integrated audio-visual system, central controls for underfloor heating and lighting, and a recently-upgraded security system. There is a large integral garage which currently holds one car and a small gym. The house has ample storage, including generous cupboards (some concealed) and a basement storeroom.



The home has starred in several TV shows, both programmes about the house and shows using it as a location, and it is featured in several books on modern architecture. The present owners have also hosted regular live music events in it, and describe it as a perfect house to live in. The distinguished modernist architect John Winter (whose original building it replaced) described it as 'as near to a faultless building as I have seen for a long time'. This is only the second time it has been sold.



FLOORPLAN

Lower Ground Floor

- Cinema Room
- Plant Room
- Guest Cloakroom
- Storage

Ground Floor

- Entrance Hall
- 2 Guest Bedrooms with ensuite bathrooms
- Garden
- Garage

First Floor

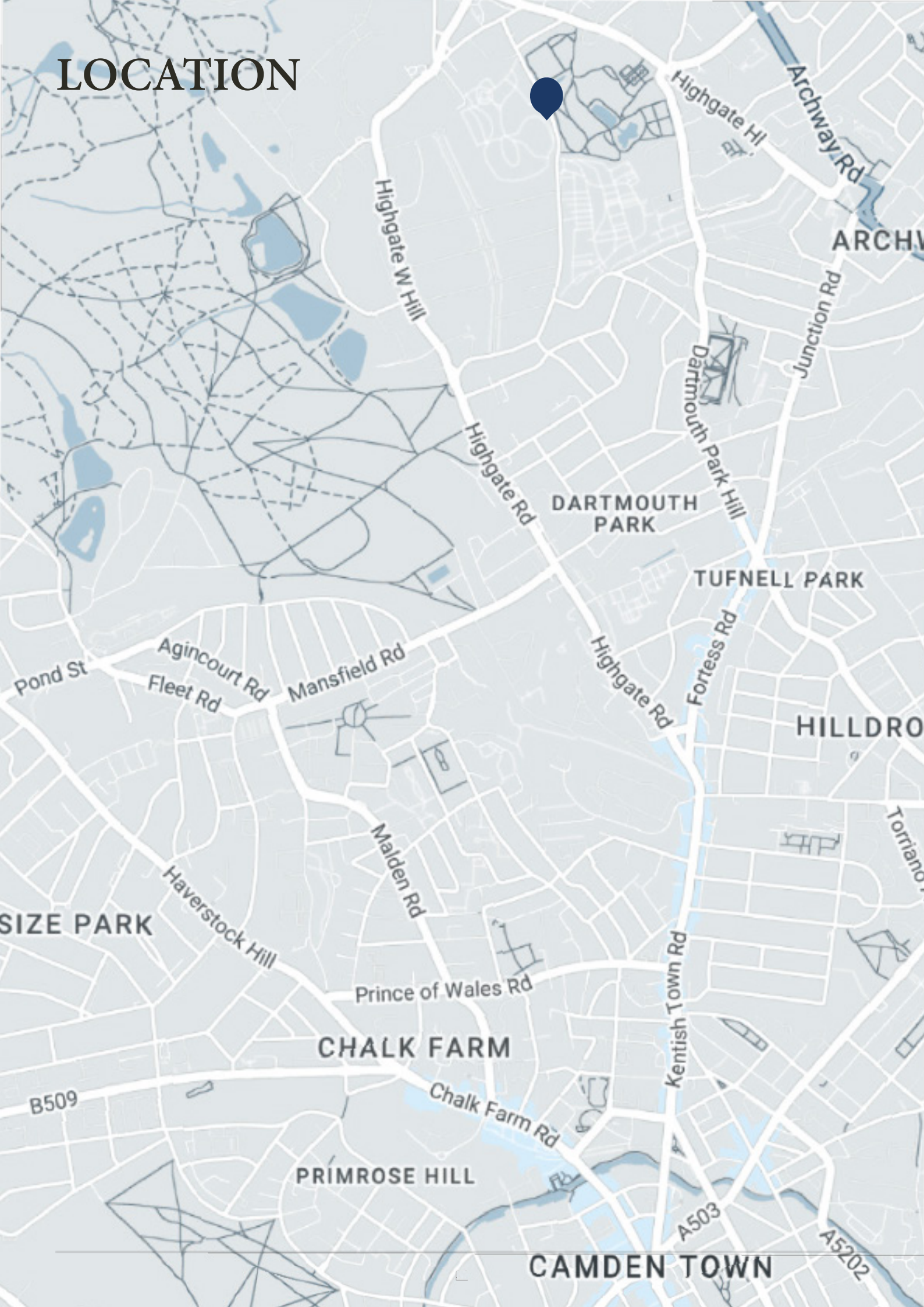
- Reception Room
- Guest Bedroom with dressing room, ensuite bathroom and private balcony
- Balcony

Second Floor

- Kitchen/Dining Room
- Principal Bedroom with dressing room, ensuite bathroom and private balcony
 - Office
- Terrace

Approx Gross Internal Area
Total: 4,162 sqft / 386.7 sqm
(Including Garage)

LOCATION



SALES

Viewing by appointment
Guide price £5,000,000



+44 (0)20 7722 9793
sjw@beauchamp.com
80 St John's Wood High Street, NW8 7SH

Beauchamp Estates, their clients and any joint agents give notice that: 1, They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

