



Wembury Road, Highgate, N6

£1,150,000

 litchfields

 **litchfields**

44 Highgate High Street, Highgate Village, London, N6 5HX

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Offices also in Hampstead Garden Suburb

litchfields limited registered in england no.2373684 registered office 470a Green Lanes, London, N13 5P



Litchfields are pleased to offer for sale a beautifully presented 2 double bedroom split-level duplex apartment within an elegant period conversion on a quiet residential road in Highgate. This super flat has been very stylishly refurbished throughout by the current owner who has used quality fixtures and fittings whilst retaining the period charm of the flat with feature fireplaces and stripped wooden flooring throughout. It has a private entrance on the garden level of the house, and this floor provides two ample double bedrooms, both with bespoke fitted wardrobes, a luxury bathroom with separate shower, utility cupboard, and access to the lovely 89' southerly facing rear patio and garden. The raised ground floor level offers a sleek, fully integrated kitchen breakfast room, overlooking the garden, a guest cloakroom and a spacious and very stylish through reception with intercommunicating doors. This light filled space is perfect for entertaining and dining and is connected to the rear patio and garden via French doors and a decorative cast iron spiral staircase. Wembury Road is a quiet tree-lined cul-de-sac conveniently located close to local convenience shopping, Highgate (0.4 miles) or Archway tube stations (Northern Line) and the Parkland Walk. It also allows quick access to historic Highgate Village and Waterlow Park, with Kenwood and Hampstead Heath close by, as well as all the shops, restaurants and amenities of bustling Crouch End Broadway.

EPC- C

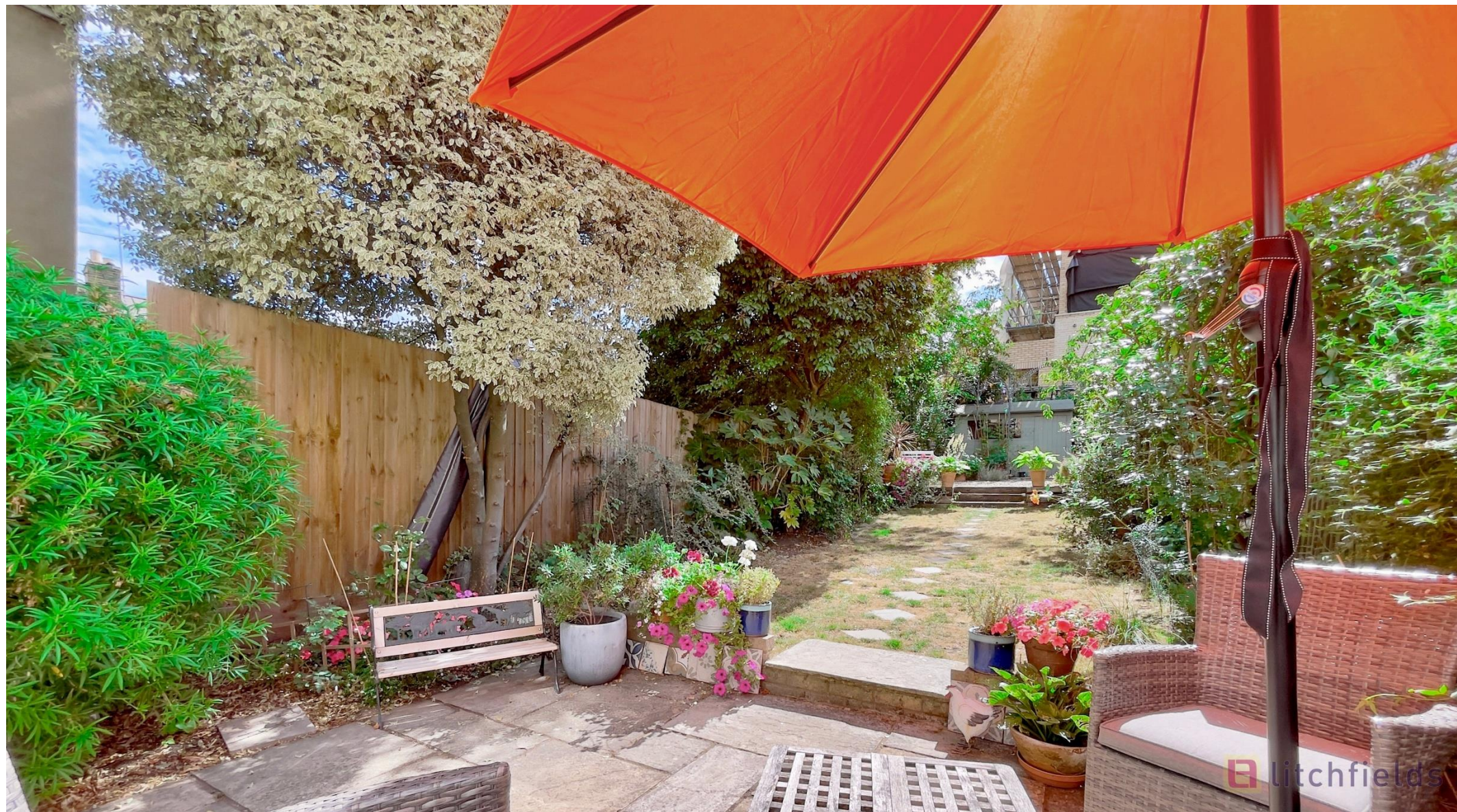


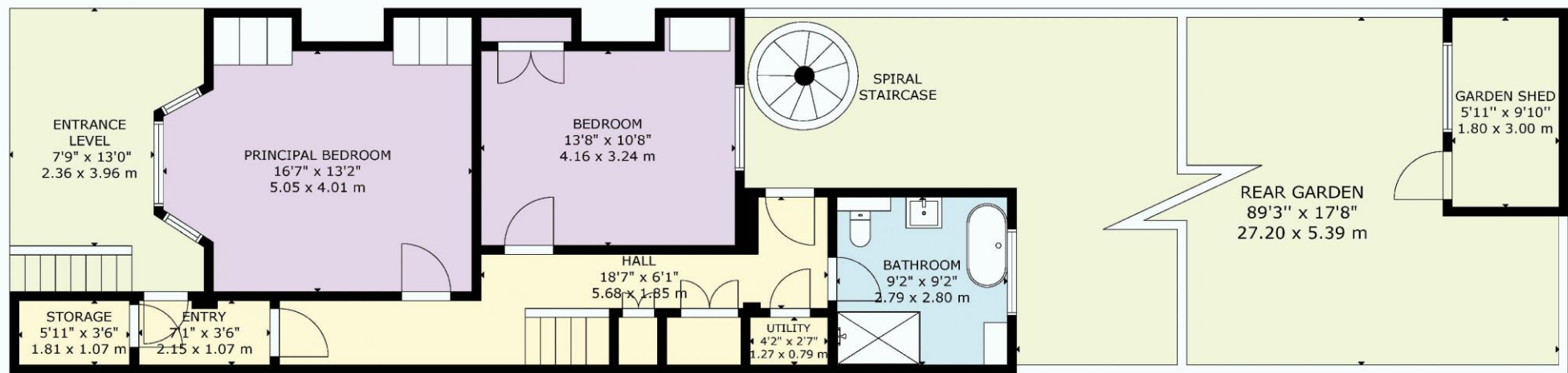
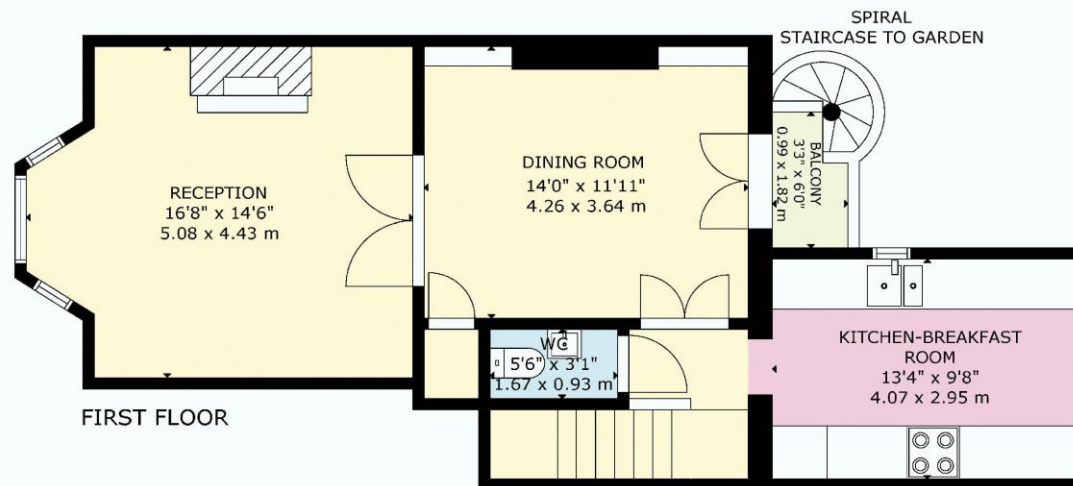


- Immaculate split-level duplex apartment in period conversion
- Private entrance
- Double through reception
- Fully integrated kitchen
- 2 double bedrooms with bespoke fitted wardrobes
- Family bathroom and guest cloakroom
- Private patio and rear garden
- Within 0.4 miles of Northern line tube (Highgate/Archway)
- Close to local shopping and green spaces including Parkland Walk and Highgate Wood
- Easy reach of Highgate Village, Crouch End Broadway and Muswell Hill
- EPC- C









GROSS INTERNAL AREA
 TOTAL: 118 m²/1273 sq.ft
 LOWER GROUND FLOOR/GARDEN LEVEL: 65 m²/703 sq.ft,
 FIRST FLOOR: 58 m²/621 sq.ft
 EXCLUDED AREAS: BALCONY: 2 m²/17 sq.ft, FRONT YARD: 13 m²/142 sq.ft
 REAR GARDEN: 148 m²/1592 sq.ft, GARDEN SHED: 5 m²/56 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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