



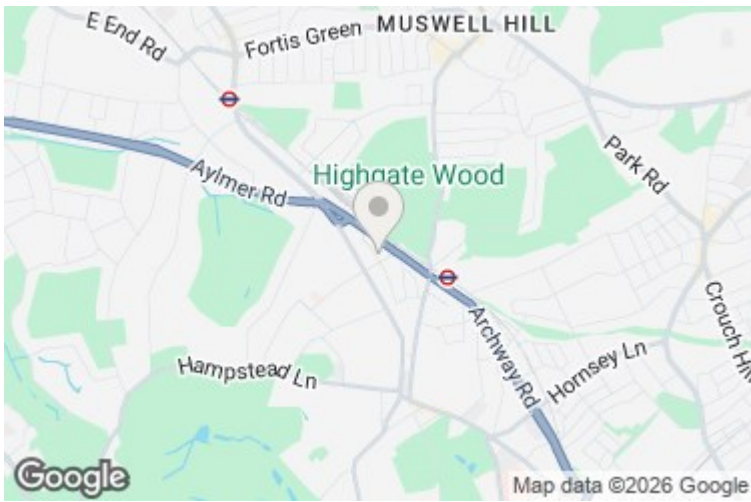
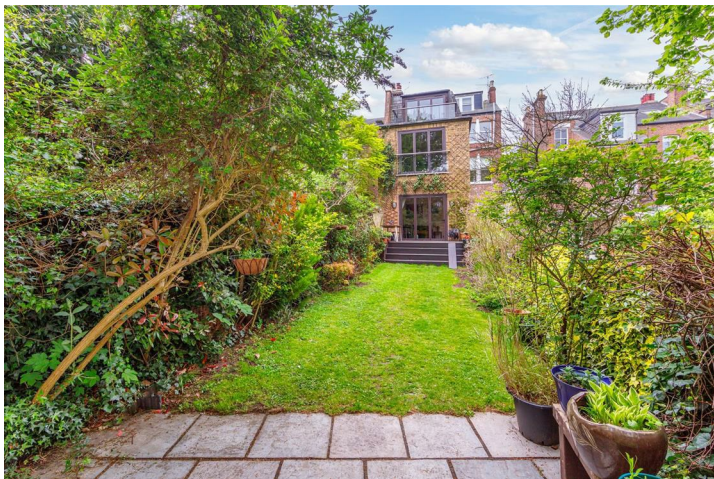
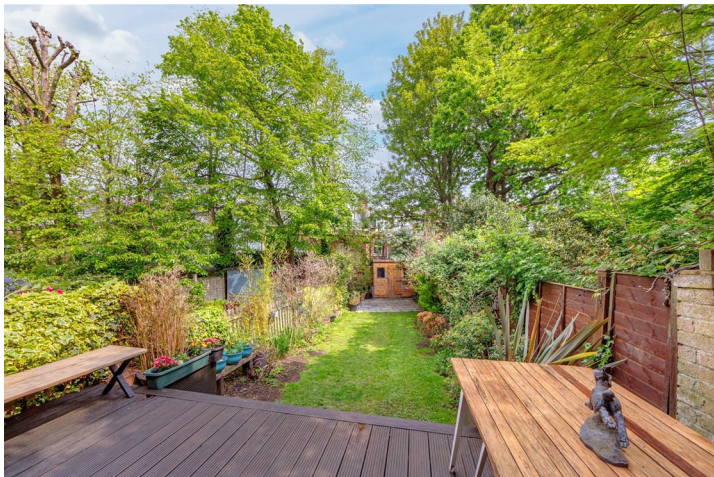
## **Talbot Road, Highgate, N6 4QX**

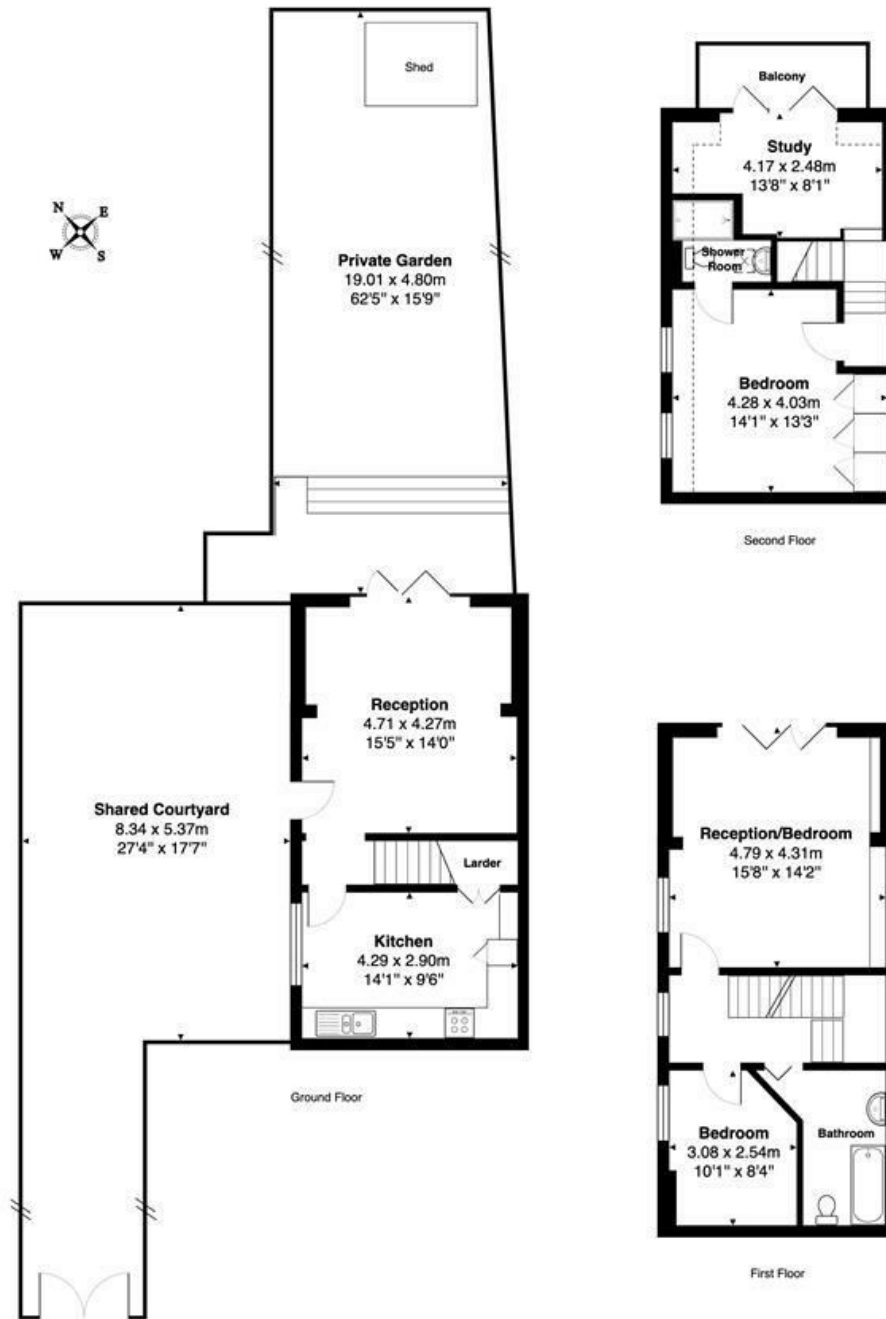
**£1,395,000**

A truly lovely 3-storey house in one of Highgate's highly regarded roads. With three bedrooms (potentially four), the property benefits from wonderfully bright, quiet and flexible accommodation. Originally part of a much larger period property which was vertically, and stylishly converted into three houses, this house has a fresh, contemporary feel. The ground-floor reception, enjoys a wonderfully high ceiling and leads directly out to a good sized private garden. Approached via an attractive courtyard this is a very special property. Highgate is renowned for its picturesque streets and vibrant community and offers a range of local amenities, including shops, cafes woods and parks, With excellent transport links, Highgate underground station and plentiful busses are just a short stroll away.

\* 3 Bedrooms \* Bathroom \* Shower Room \* Study \* Reception Room \* Fitted Kitchen \* Balcony \* Private Garden \* Shared Courtyard \*  
 EPC D \* Council Tax Band E \*







Total Area: 109.6 m<sup>2</sup> ... 1180 ft<sup>2</sup> (including restricted heights)

All measurements are approximate and for display purposes only.

These details are subject to contract.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 62      | 84        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |