Dexters

London Property Professionals



Woodland Rise, N10

£2,850,000

A charming, double fronted Edwardian home offering over 3,300 sq ft of well-presented living space across four floors, coming to the market for the first time in over thirty years. Ideal for family living, the property features five bedrooms, three bathrooms, a double reception room, an excavated basement, and a utility room, all complemented by a south-facing rear garden.

Woodland Rise is an extremely sought-after residential street in Muswell Hill with Highgate Underground Station and Muswell Hill Broadway and Crouch End easily accessible on foot. The house is surrounded by an abundance of open green spaces including Highgate and Queens Woods and Alexandra Palace. Muswell Hill and Highgate are home to many outstanding schools.

Features

Edwardian
Five Bedrooms
South Facing Garden
Three Bathrooms
Basement
Underfloor Heating







Woodland Rise, N10

Upon entering the property, you are greeted by a spacious tiled entrance hall with electric underfloor heating, leading to a dedicated study with ample storage as well as two generous reception rooms featuring engineered wood flooring. To the rear, an extended open plan kitchen and dining area boasts wet underfloor heating and a bespoke, handmade kitchen complete with granite worktops and quooker tap. Adjoining this is a complementary custom built pantry with a drinks fridge and matching granite worktop, opening directly out to the south facing garden and providing access to a guest W/C

Accessed from the ground floor with additional private access out to the front of the house the excavated basement is tiled throughout with wet underfloor heating, currently configured as a home gym/office alongside a separate utility room.

The first floor comprises four double bedrooms, each offering built in storage, including a guest bedroom with engineered wood floors. This level is served by an en suite and a shared family bathroom, both tiled and equipped with electric underfloor heating.

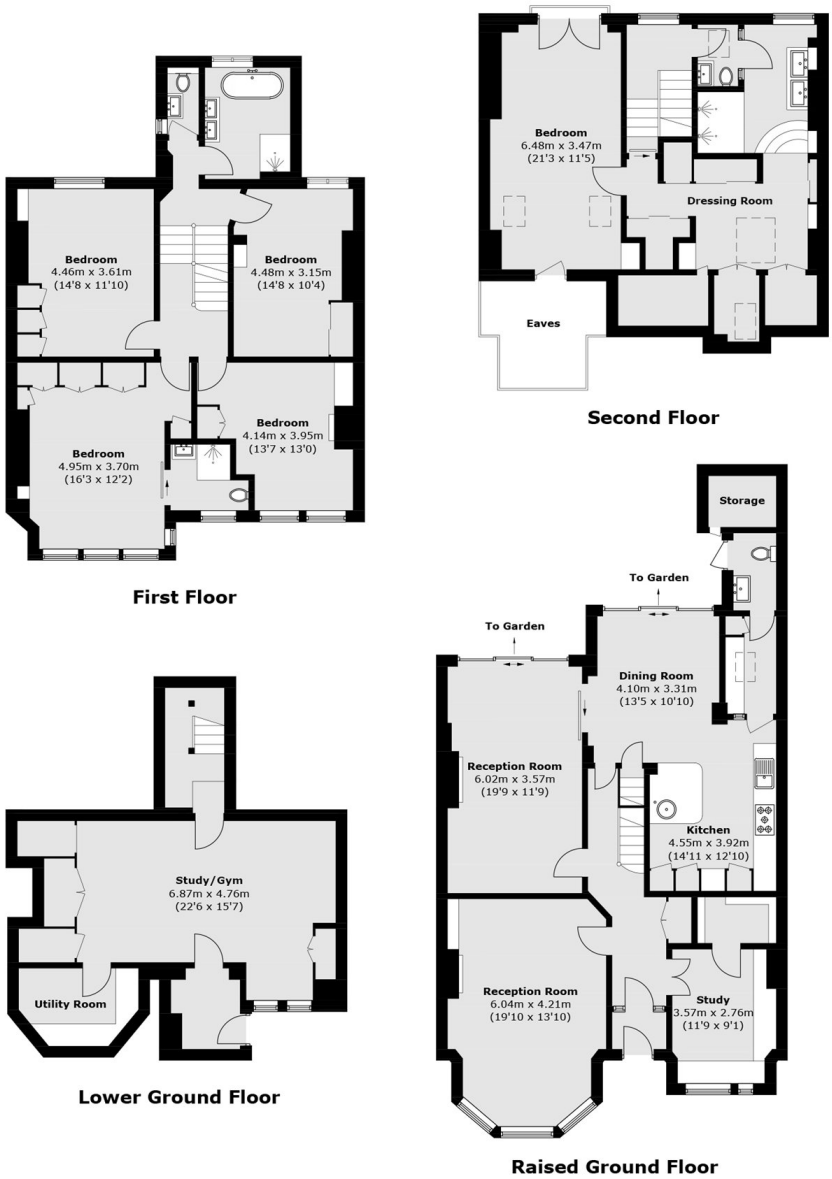
The top floor loft conversion is dedicated entirely to the principal bedroom suite, complete with air conditioning, engineered wood flooring, a walk in dressing room, and a luxurious en suite bathroom with electric underfloor heating.







Woodland Rise, London, N10



Approx Internal Area: 310.8 sq. m (3,345.4 sq. ft)
External Storage : 2.5 sq. m (26.9 sq. ft)
Total: 313.3 sq. m (3372.3 sq. ft)
(Excluding Eaves)

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London
N10 1DJ

Sales
020 8444 2388

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated Estate Agent and Letting Agent

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