



ASKING PRICE

£4,350,000 Freehold
Hurst Avenue

Highgate, N6 5TX



PROPERTY SUMMARY

A truly outstanding contemporary residence, originally designed by the acclaimed Waugh Thistleton Architects, this exceptional four-bedroom semi-detached home offers an extraordinary combination of architectural design, luxurious living and sustainable innovation in one of North London's most prestigious locations.

Set behind secure electric gates, the property provides just under 3,900 sq ft of exceptional accommodation, including a separate garden studio. Expansive glazing, striking contemporary architecture and beautifully landscaped surroundings create an impressive first impression. The spectacular triple-aspect living space features floor-to-ceiling sliding glass walls, seamlessly connecting the interiors with the surrounding terraces and landscaped gardens. The impressive open-plan kitchen and family room is fitted with bespoke cabinetry, a stainless steel island, polished concrete flooring and a range of high-end Gaggenau and Miele appliances.

A dedicated entertaining oak servery, complete with bar, wine fridge and dishwasher, further enhances the home's exceptional entertaining credentials. Air conditioning, underfloor heating, whole-house heat recovery and comfort cooling are among the many features designed to provide year-round comfort. In addition, oak panelled features and units throughout, including stairs and hallway cupboards. The four well-appointed bedrooms are all en-suite, with high-quality Vola fittings and Corian finishes. The principal bedroom suite is particularly impressive, featuring bespoke American Walnut wardrobes and cabinetry.

The property also benefits from a range of sustainable and technologically advanced features, including integrated audio and communications systems, LED lighting and a wood-burning stove.

The beautifully landscaped gardens provide a number of terraces and balconies, including elevated areas overlooking the adjoining playing fields.

A separate, garden studio, providing additional flexible accommodation, incorporating a living/bedroom area and en-suite shower room.

There is also a private driveway with parking for up to three vehicles.

The location is equally impressive. Highgate Underground Station is within easy reach, providing convenient access into Central London, while Highgate Woods, Queen's Wood, Waterlow Park and Hampstead Heath are all nearby. Highgate and Hampstead offer an excellent selection of boutiques, cafés and restaurants, while Crouch End is also close at hand with its popular independent shops, bars and restaurants.

The area is particularly well served for highly regarded schools, including Highgate School and Channing School for Girls, together with an excellent range of leisure facilities, tennis and cricket clubs, health spas and the famous Hampstead Heath bathing ponds.

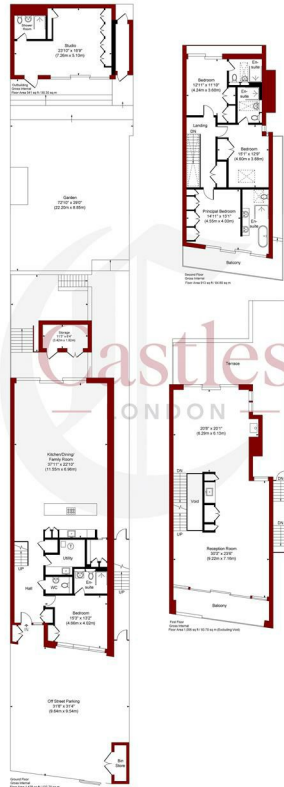
The Avenue also has an interesting connection to London's cultural history. In 1968, artist Richard Hamilton worked with Paul McCartney from a studio in Hurst Avenue, North London, where the design for The Beatles' iconic 'White Album' was developed. Combining architectural brilliance, exceptional craftsmanship, luxurious specification and an unrivalled lifestyle offering, this is far more than a home — it is a statement residence designed for contemporary luxury living at its finest.





Hurst Avenue, London, N6

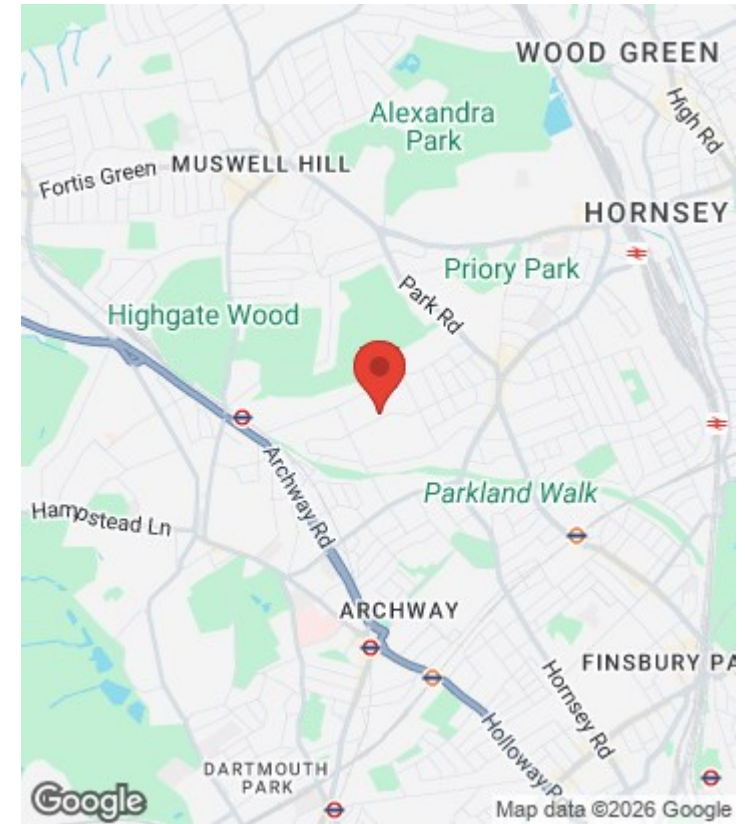
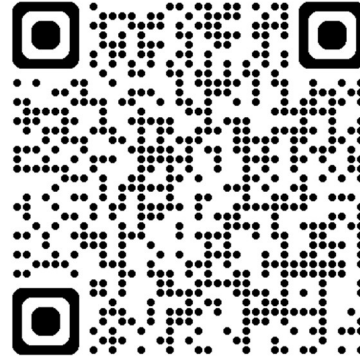
Approximate Gross Internal Area = 3,890 sq. ft / 361.5 sq. m
For identification only, not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings, and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.



For a guide to the area
please scan this code for
more information



House - Semi-Detached

Freehold

Council: Haringey Haringey

Council Tax Band: H H

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(67-91)		
B	(61-66)		
C	(55-60)		
D	(49-54)		
E	(43-48)		
F	(37-42)		
G	(31-36)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			