



THE LODGE

FITZROY PARK, HIGHGATE, N6

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We are delighted to be able to offer this charming, detached house located in one of North London's most coveted suburbs, which has been in the same ownership for over three decades.

The current owners demolished the original house and replaced it with the existing property back in 2014, using many of the original features of the former property, retaining its original modesty and charm whilst creating almost 6200 square feet (568 square metres) of exemplary space that combines contemporary living within an Arts and Crafts façade over only four floors.

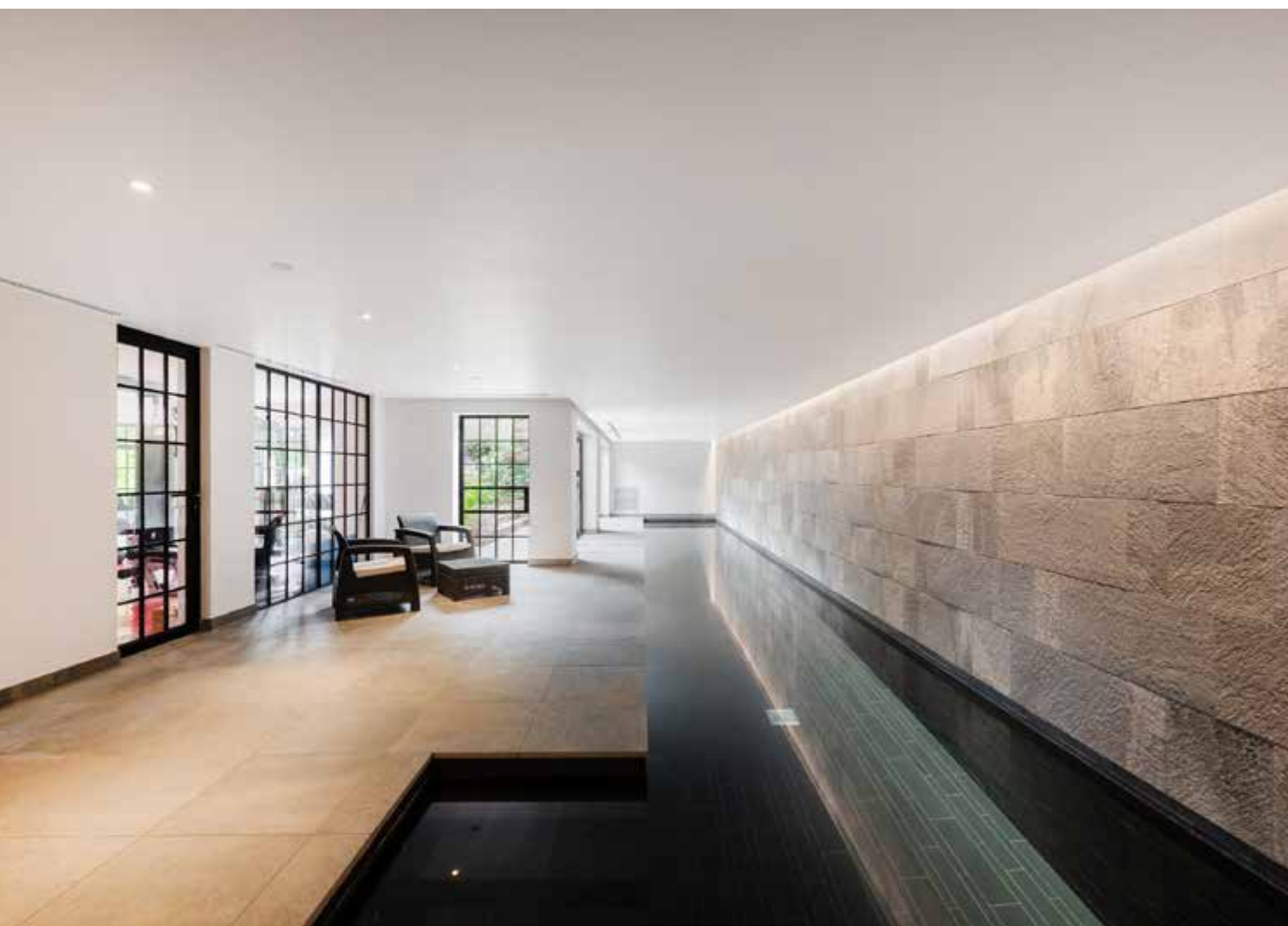
As you enter the property through the welcoming porch, the large entrance hall opens into the reception area featuring a charming dual aspect drawing room, with a feature Inglenook fireplace, a bright dining area and a separate study to the front of the house. The bright and spacious 31' bespoke kitchen/breakfast/family room has a vaulted ceiling with skylights and five South Westerly facing windows with glazed casement doors opening out onto a beautiful terrace which overlooks and leads down to the stunning landscaped gardens below.

On the first floor, the principal bedroom overlooking the garden, has two dressing rooms and a spacious en suite bathroom, and two further bedrooms with a 'Jack and Jill' bathroom. There are two further bedroom suites on the top floor along with extensive storage.

As part of the redevelopment, an amazing leisure floor was created to provide a 55' indoor pool with bi folding doors opening out to a terrace and the gardens, a gymnasium, cinema room, plus a sixth bedroom with en-suite bathroom and a large utility room and plant room. Finally, there is private off street parking for numerous vehicles plus private residents permit parking on Fitzroy Park.

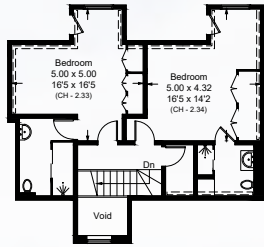
Situated on Fitzroy Park a private road and one of Highgate's most desirable and idyllic enclaves, the property is located close to the extensive shops, cafes, pubs and restaurants in the Village and within just a short walk of the rolling acres of Hampstead Heath and the bathing ponds.



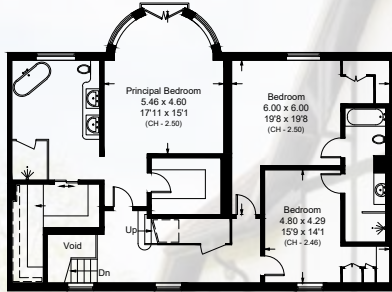


APPROXIMATE GROSS INTERNAL AREA
568.5 SQ_M (6,119 SQ_FT)
POOL PLANT ROOM 5.6 SQ_M (60 SQ_FT)
TOTAL 574.1 SQ_M (6,179 SQ_FT)

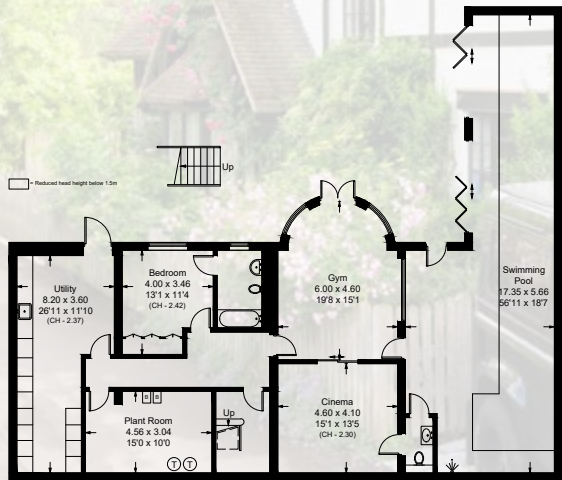
INCLUDING LIMITED USE AREA (6.4 SQ_M / 69 SQ_FT) EXCLUDING VOID



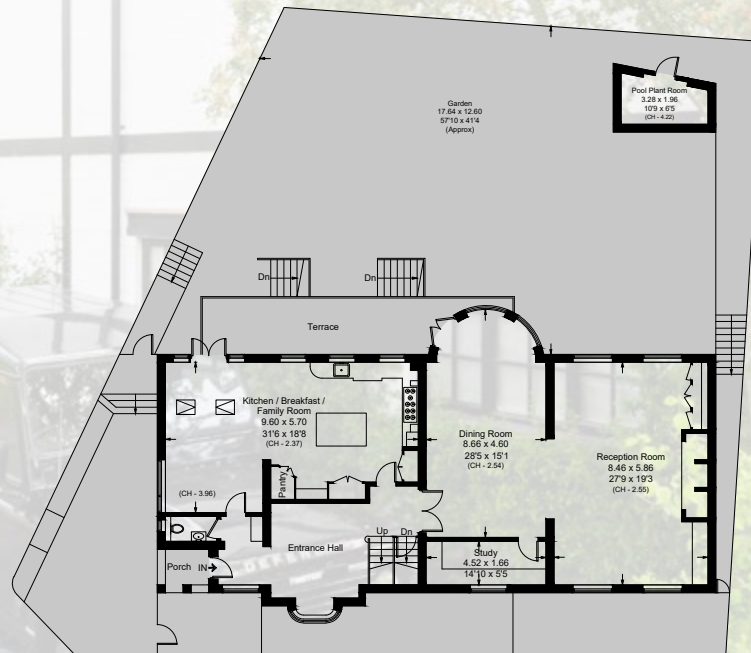
Second Floor



First Floor



Lower Ground Floor



Ground Floor



ACCOMMODATION & AMENITIES

- COVERED PORCH • VESTIBULE • GUEST WC
- GRAND ENTRANCE HALL • RECEPTION ROOM
- DINING ROOM • KITCHEN/BREAKFAST/FAMILY ROOM
- PRINCIPAL SUITE WITH TWO DRESSING ROOMS AND ENSUITE
- BATHROOM/SHOWER ROOM • BEDROOMS TWO AND THREE WITH A JACK & JILL BATHROOM • BEDROOM FOUR AND FIVE WITH ENSUITES • STAFF/GUEST BEDROOM SIX WITH ENSUITE
- GYM • CINEMA ROOM • SWIMMING POOL • PLANT ROOM
- UTILITY ROOM • OFF STREET PARKING • RESIDENTS PARKING

GUIDE PRICE £8,950,000

FREEHOLD

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