



## Sparsholt Road

, , N19 4EL

**Price £1,085,000**



# CHAPEL ROW

TRUE NORTH • LONDON N29

## The Highfield PLOT 8

**GROSS INTERNAL AREA**  
142m<sup>2</sup> 1,528ft<sup>2</sup>

**ROOM DIMENSIONS**

**GROUND FLOOR**

|                     |             |               |
|---------------------|-------------|---------------|
| Kitchen/Dining Room | 4.53 x 3.53 | 14'9" x 11'7" |
| Bedroom 4           | 3.98 x 2.14 | 13'1" x 7'0"  |
| Cloakroom/Utility   | 2.14 x 1.55 | 7'0" x 5'1"   |

**FIRST FLOOR**

|             |             |               |
|-------------|-------------|---------------|
| Living Room | 4.49 x 3.55 | 14'9" x 11'8" |
| Bedroom 3   | 3.57 x 3.55 | 11'8" x 11'8" |
| Bedroom 2   | 2.42 x 2.00 | 7'11" x 6'7"  |

**SECOND FLOOR**

|           |             |                |
|-----------|-------------|----------------|
| Bedroom 1 | 3.93 x 3.53 | 12'11" x 11'7" |
| En-Suite  | 2.42 x 1.41 | 7'11" x 5'7"   |
| Bedroom 2 | 3.53 x 3.42 | 11'7" x 11'3"  |

**PLOT LOCATOR**

**Floorplan Key:**  
NW: North Window SW: South Window SE: South East Window NE: North East Window  
MW: Main Window SW: South West Window SE: South East Window NE: North East Window

**0207 539 8745**  
ChapelRow@redloft.co.uk

**redloft**

DISCLAIMER: Plans not to scale. The floor plans depict a typical layout of this house type. For more detailed specifications, details of internal and external finishes, dimensions and floor plan differences consult your sales executive. All dimensions are in m. Dimensions for plots are not shown to scale. The floor plans feature and location positions are for illustrative purposes only.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current Potential

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current Potential

(92 plus) **A**

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Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

**England & Wales**

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