



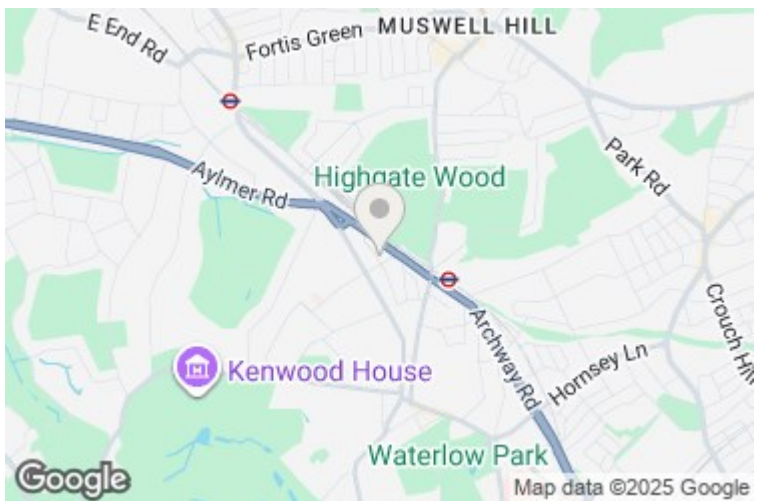
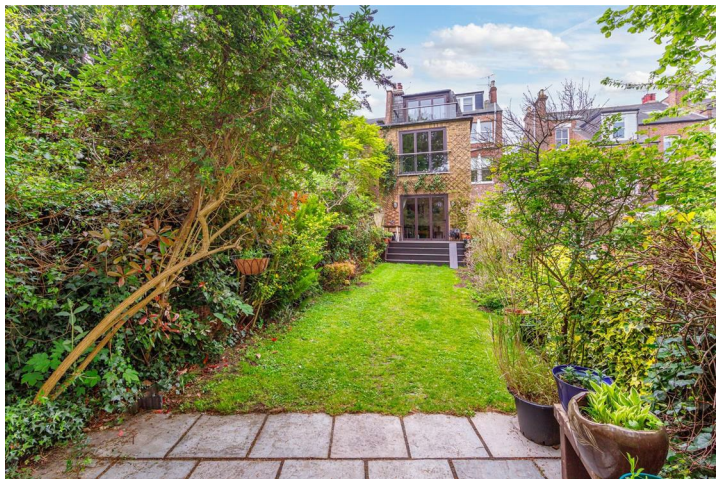
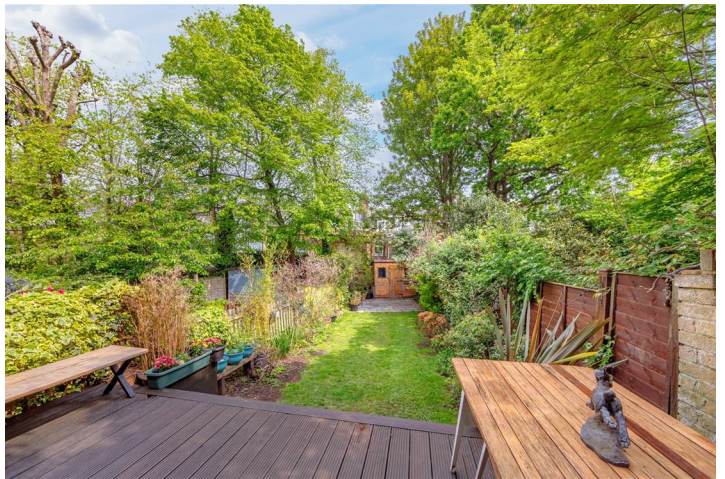
Talbot Road, Highgate, N6 4QX

£1,495,000

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 m² ... 1180 ft² (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) 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		
	62	84
England & Wales	EU Directive 2002/91/EC	

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