



**DAYMORRIS**  
ESTATE AGENTS  
EXPERIENCE THE DIFFERENCE

**Day Morris Estate Agents**  
61 Highgate High Street, Highgate, London, N6 5JY  
Tel: 0208 348 8131  
Email: [highgate@daymorris.co.uk](mailto:highgate@daymorris.co.uk)  
[www.daymorris.co.uk](http://www.daymorris.co.uk)



## **Parklands, Cholmeley Park, Highgate, N6 5FE**

**£2,550,000**

A superb semi-detached house in a private gated development of only 11 houses built in the mid 1990's, just off Cholmeley Park. This desirable location is close to all the amenities of Highgate Village and within easy reach of Highgate (Northern Line) Underground Station. The property has spacious accommodation, extending to almost 2700sq ft, arranged over four floors, with an integral garage, additional parking, private rear garden and an exceptional, large communal garden.

\* 4 Double Bedrooms \* 3 Bathrooms \* 3 Reception Rooms \* Fitted Kitchen \* Utility Room \* Guest WC \* Integral Garage \* Additional Parking \* Private Rear Garden \* Huge Communal Garden \* Council Tax Band H \*

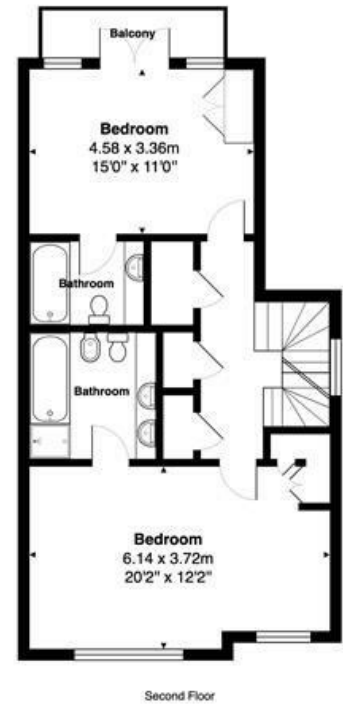
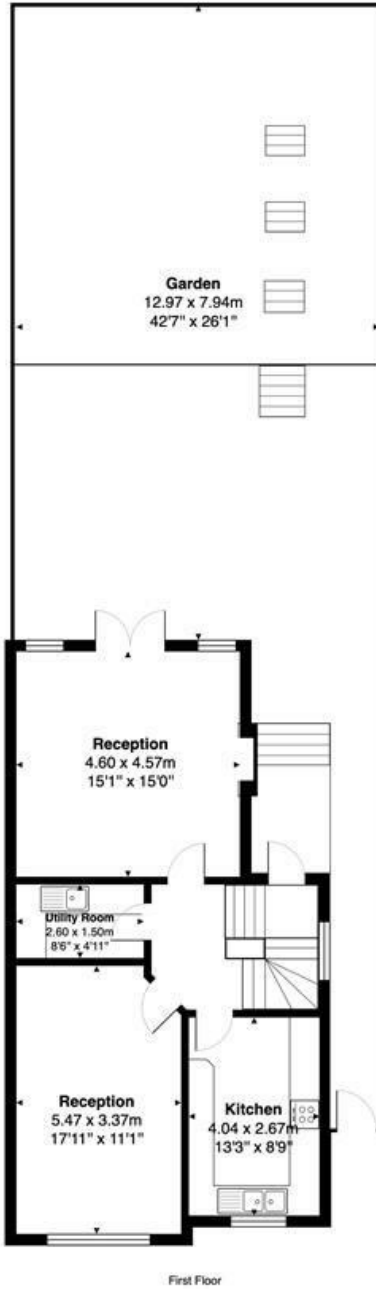
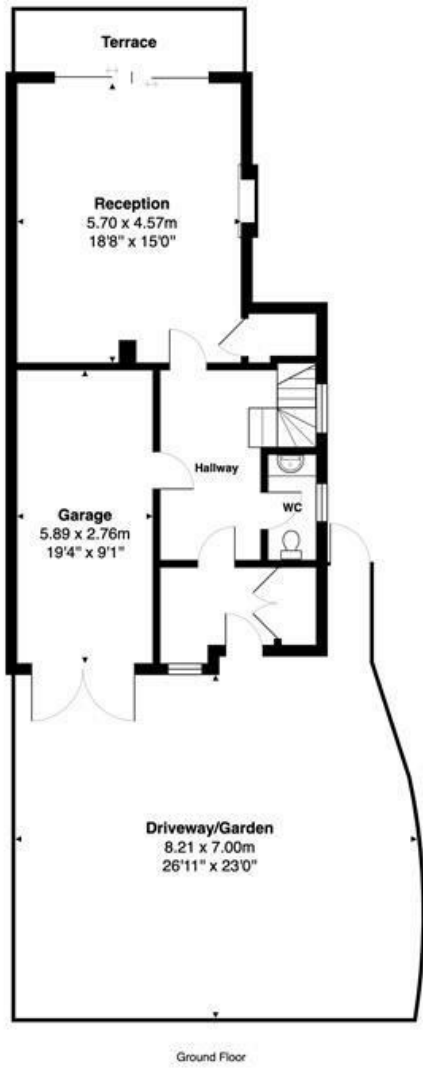












Total Area: 249.4 m<sup>2</sup> ... 2684 ft<sup>2</sup> (excluding terrace, balcony, garden, driveway)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	80
EU Directive 2002/91/EC			

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