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## **Highgate West Hill, Highgate, N6 6AP**

**£2,795,000**

This splendid 4 bedroom detached house has well planned accommodation and is arranged over two floors only. Offering 2 elegant reception rooms, 4 spacious bedrooms, and 2 bathrooms, the property is situated in a sought after area, close to the open expanse of Hampstead Heath and Highgate Ponds and the destination cafes and shops of Swains Lane. With a large mature garden, there is also potential for a loft extension subject to planning,

\* 4 Bedrooms \* 2 Bathrooms \* 2 Reception Rooms \* Kitchen \* Guests Cloakroom \* Large Rear Garden \* Council Tax Band H \* EPC E \*







Total Area: 185.9 m<sup>2</sup> ... 2001 ft<sup>2</sup> (excluding garden, front garden)  
 All measurements are approximate and for display purposes only.  
 These details are subject to contract.

