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**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)**



## **Bisham Gardens, Highgate, N6 6DD**

**£1,195,000**

This charming maisonette boasts a spacious 1,468 sq. ft of living space, and forms the upper part of an imposing converted Victorian house. The property is situated at one of the highest positions in London, in an enviable central Highgate Village location backing directly onto the picturesque vistas of Waterlow Park and just 100 metres from Pond Square. With the benefit of a large roof terrace, the property also commands panoramic views towards the City. There are many schools nearby, including state schools St Michael's Primary School which is Ofsted rated "outstanding", St Joseph's, William Ellis, Parliament Hill, La Sainte Union and Private Schools, Highgate, and Channing. It is also conveniently placed for public transport including 0.6 mile to Archway Highgate Underground Station and buses. Enjoying a bright and inviting reception room, ideal for entertaining or simply relaxing after a long day and with three bedrooms, there is plenty of space for a growing family or for those in need of a home office.

\* 3 Bedrooms \* Shower Room en-Suite \* Bathroom \* Separate Toilet \* Reception Room \* Kitchen/Breakfast Room \* Large Roof Terrace \* 94 Years Lease  
\* EPC E \* Council Tax Band F \*







Second Floor



Third Floor



Ground Floor

First Floor

Total Area: 136.4 m<sup>2</sup> ... 1468 ft<sup>2</sup> (excluding terrace, balcony)

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			
		<b>52</b>	<b>79</b>
England & Wales		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	