



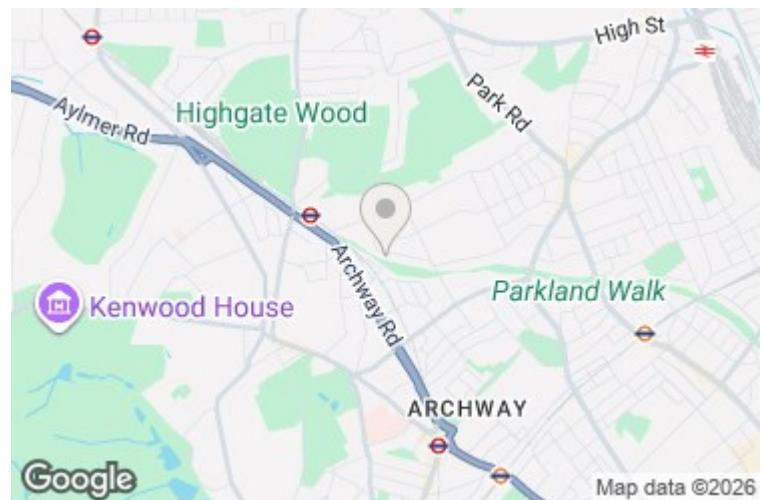
Claremont Road, Highgate, N6 5BZ

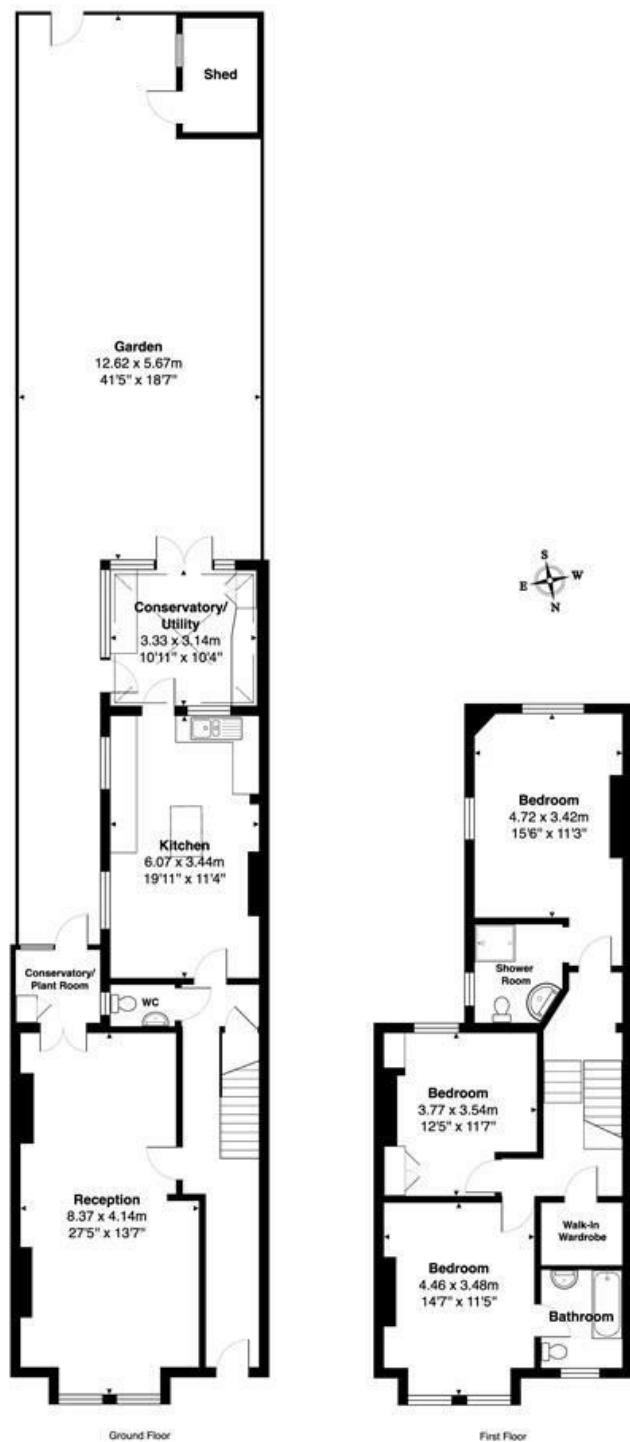
£1,850,000

A truly delightful Victorian terraced house in an equally delightful road. The three bedroom accommodation which has potential to extend (subject to planning), is arranged over two floors and retains many original period features. The property has a south-west facing rear garden and backs onto the Parkland Walk. Conveniently located, the property is just a short walk from Highgate Northern line Underground Station, buses and plentiful local shops.

* 3 Bedrooms * Bathroom * Shower Room * Large Reception Rooms Flooded With Natural Light * Kitchen/Breakfast Room * Conservatory/Utility Room * Downstairs WC * South-West Facing Garden * EPC D * Council Tax Band G *





Total Area: 154.9 m² ... 1668 ft² (excluding shed)

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	78	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	