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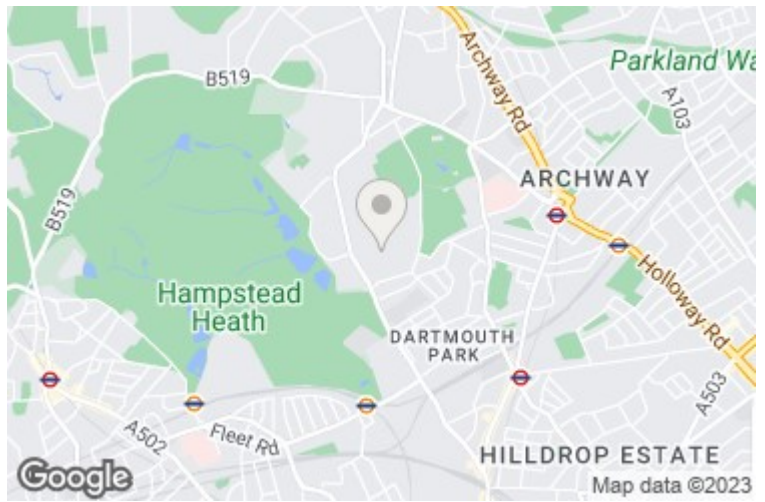
## **Langbourne Avenue, Highgate, N6 6AL**

**£2,795,000**

Situated on the south side of this popular avenue within the private Holly Lodge Estate, close to trendy Swains Lane with its great mix of shops and eateries, as well as being moments from Hampstead Heath, Parliament Hill Fields and Highgate Ponds. A deceptively spacious detached house with some 2700sq ft of accommodation arranged over three floors and commanding stunning southerly views towards the West End. The property also has the advantage of additional accommodation that could be used as a separate annex if required. A particular feature of this house is the top floor reception/bedroom which has absolutely fantastic views of the Heath and central London.

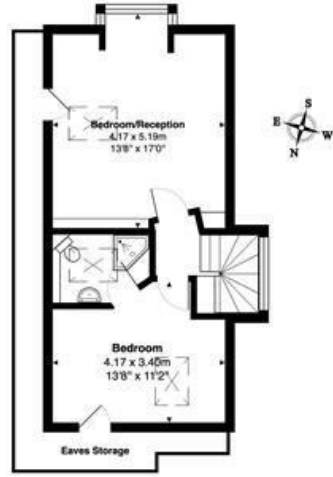
\* 6 Bedrooms \* 5 Bathrooms \* Reception Room \* Family Room/Kitchen \* Conservatory \* Study \* Utility Room \* Guest Cloakroom \* Ample Off Street Parking \* South Facing Rear Garden \* Sun Deck \* Stunning Views \* Council Tax Band H \* EPC D \*



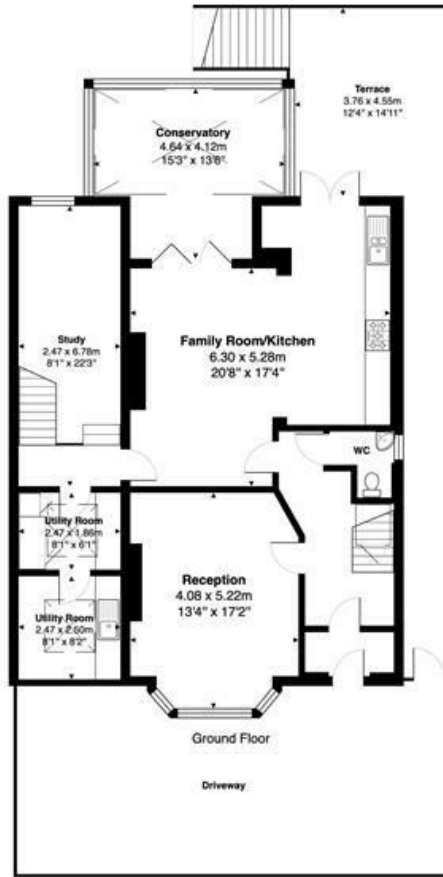
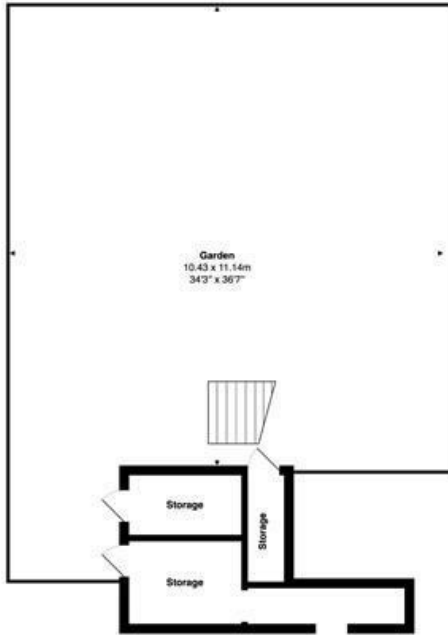




First Floor



Second Floor



Total Area: 253.2 m<sup>2</sup> ... 2725 ft<sup>2</sup> (excluding terrace, garden, storage, eaves storage, 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) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	