



Stanhope Gardens, Highgate, N6 5TT

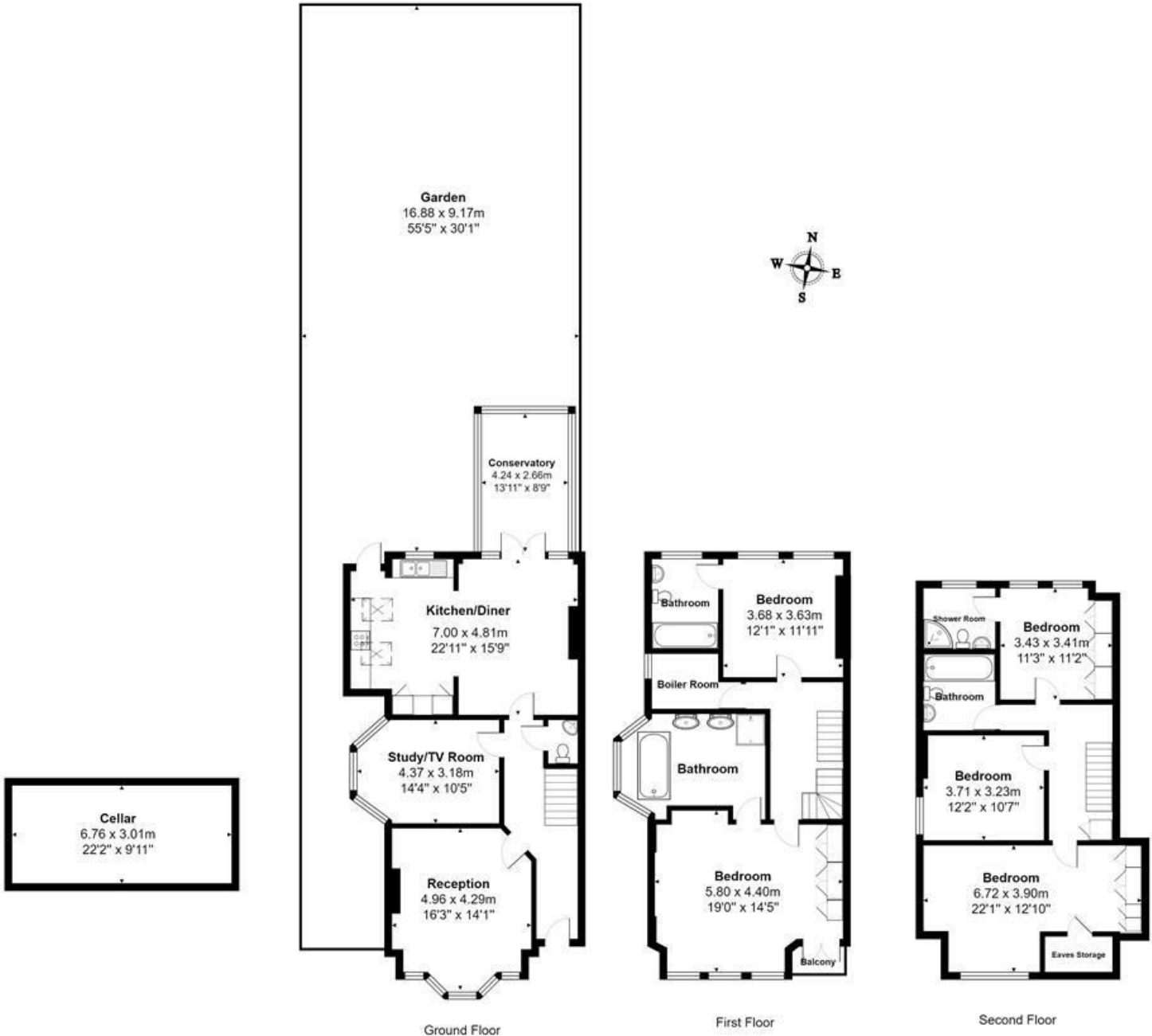
£2,295,000

A rare opportunity to acquire a fabulous Edwardian five bedroom (and four bathroom) family house in this quiet and sought-after tree-lined crescent. With characteristically high ceilings, this spacious home has been well modernised yet retains some delightful period features. The accommodation extending to approximately 2,500 sq ft, is well planned and is perfectly suited to family living. The house is within easy walking distance of both Highgate and Queens Woods and Highgate (Northern line) Underground Station. Additionally, the cafes and eateries of Highgate Village are close by as are the destination shopping districts of Muswell Hill and Crouch End. The accommodation comprises;

* 5 Bedrooms * 3 Bathrooms & Shower Room (3 en suite) * 2 Reception Rooms * Stunning Kitchen which is open plan with the Large Dining Area * Conservatory * Guest WC * Cellar * Garden *







Total Area: 233.3 m² ... 2511 ft² (excluding balcony, eaves storage, cellar, garden)

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		