



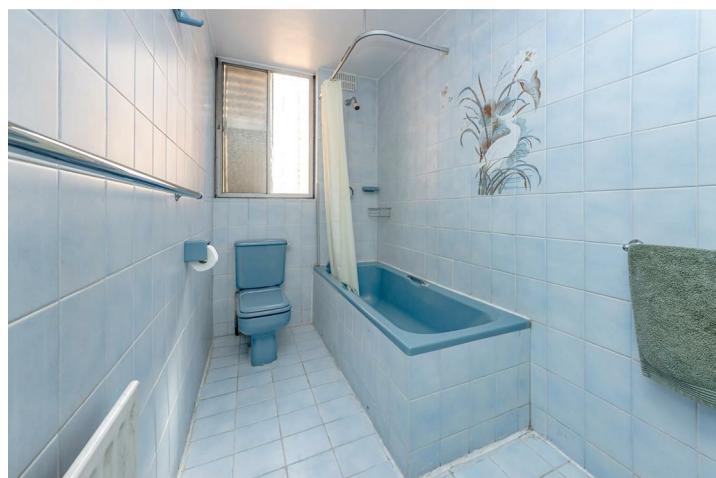
**View Road, Highgate, N6 4DJ**

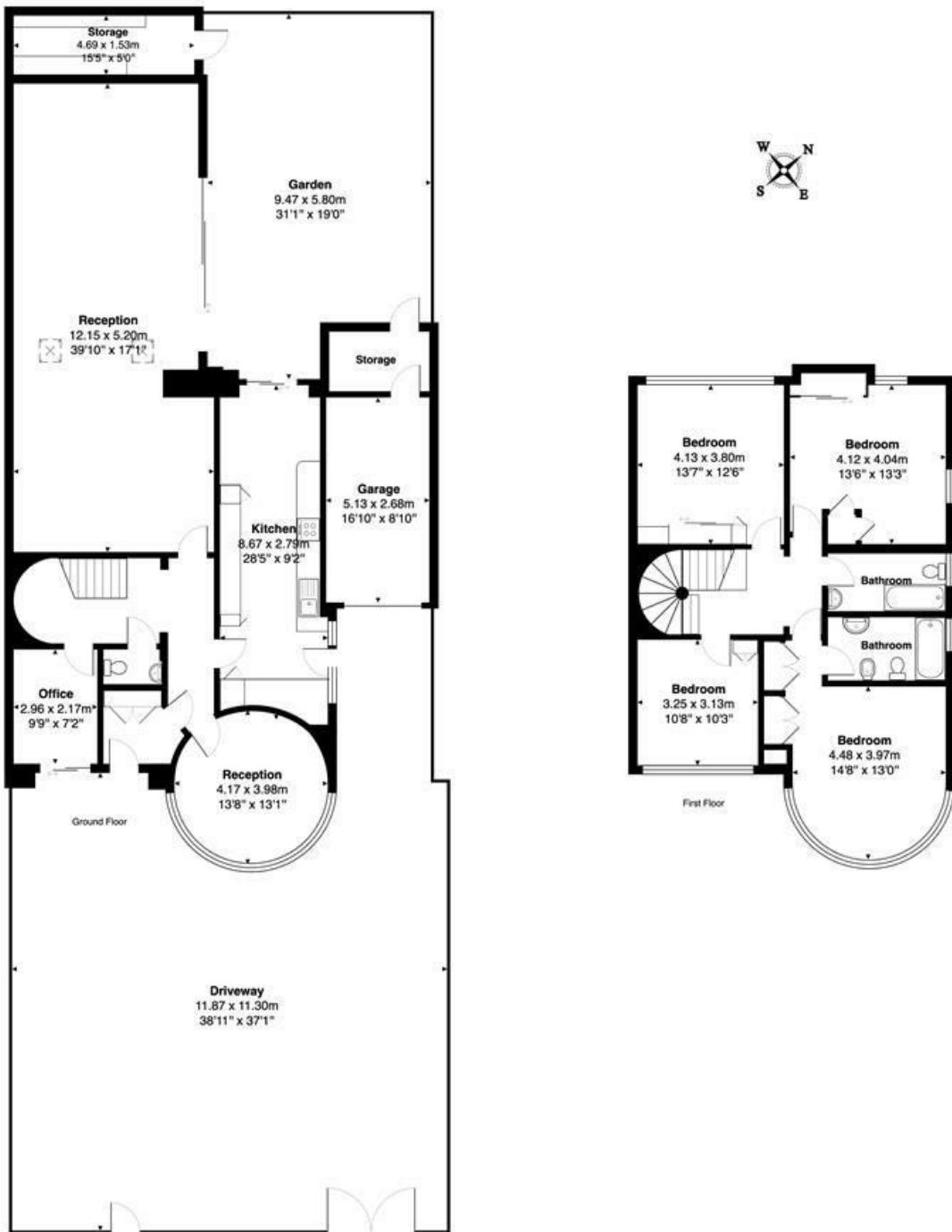
**£2,795,000**

Situated in this highly sought-after area this attractive modern house spans an impressive 2,267 square feet, arranged over two floors, comprising a huge reception room, charming circular sitting room, four bedrooms, and two bathrooms, one en-suite. The property has an integral garage and off-street parking, valuable features in this area. Highgate is renowned for its picturesque streets, vibrant community, and proximity to Highgate Golf Course, Kenwood and Hampstead Heath. Highgate Village and Highgate (Northern Line) Underground Station are also close by.

\* 4 Bedrooms \* 2 Bathrooms \* Huge Reception Room \* Circular Sitting Room \* Study \* Kitchen \* Entrance Hall \* Guest Cloakroom \* Attached Garage \* Off Street Parking \* 2 Storage Rooms \* Paved Garden \* EPC D \* Council Tax Band G \*





Total Area: 210.6 m<sup>2</sup> ... 2267 ft<sup>2</sup> (excluding storage, garage)

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	81
(69-80) C	
(55-68) D	66
(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 <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