



Cholmeley Park, Highgate  
London, N6



*Beyond your expectations*

# Stunning family home offering contemporary class.

## EPC: C

5 bedrooms | 4 bathrooms | 3 reception rooms | kitchen | utility room | garden study/studio | rear garden | front garden with gated driveway

Asking Price £2,650,000 Freehold

### Description

Discreetly located along a favoured leafy residential address, this 5 bedroom 4 bathroom detached residence offers an impressive 2725 sq ft of versatile family accommodation, with a stunning ground floor using an open plan design concept which opens out to a fabulous rear garden.

The entire rear of the house is designed for a modern day lifestyle, with interconnecting kitchen, dining and reception areas in turn leading to a more formal reception room. A utility room runs off the kitchen whilst a further separate reception room is located at the front of the house.

The bedrooms are impressive; a master with luxurious full en suite bathroom, two further bedrooms with en suite shower rooms whilst a family bathroom serves the remaining two generous bedrooms.

The entertaining capabilities of the house are one of its strong points. A seamless blend of various reception areas spill out to the private garden, where an outhouse/studio provides space suitable as a study or garden storage. A driveway at the front of the house provides secure gated parking.

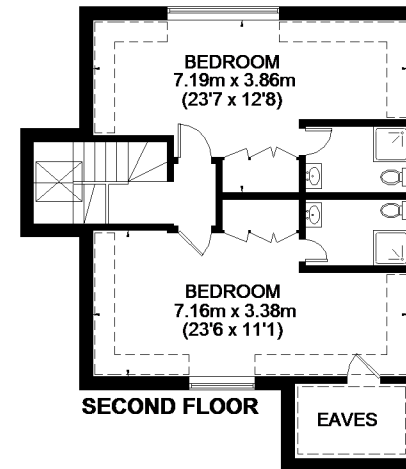
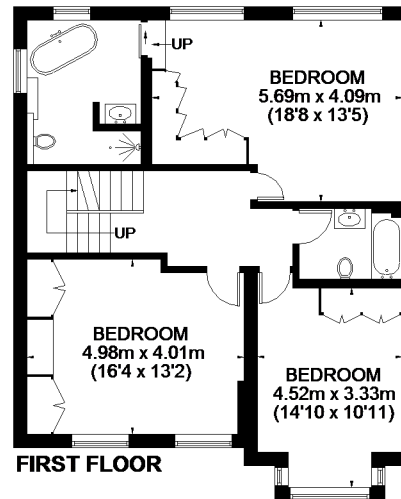
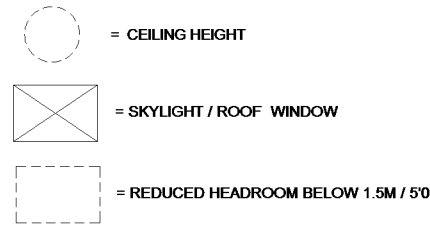
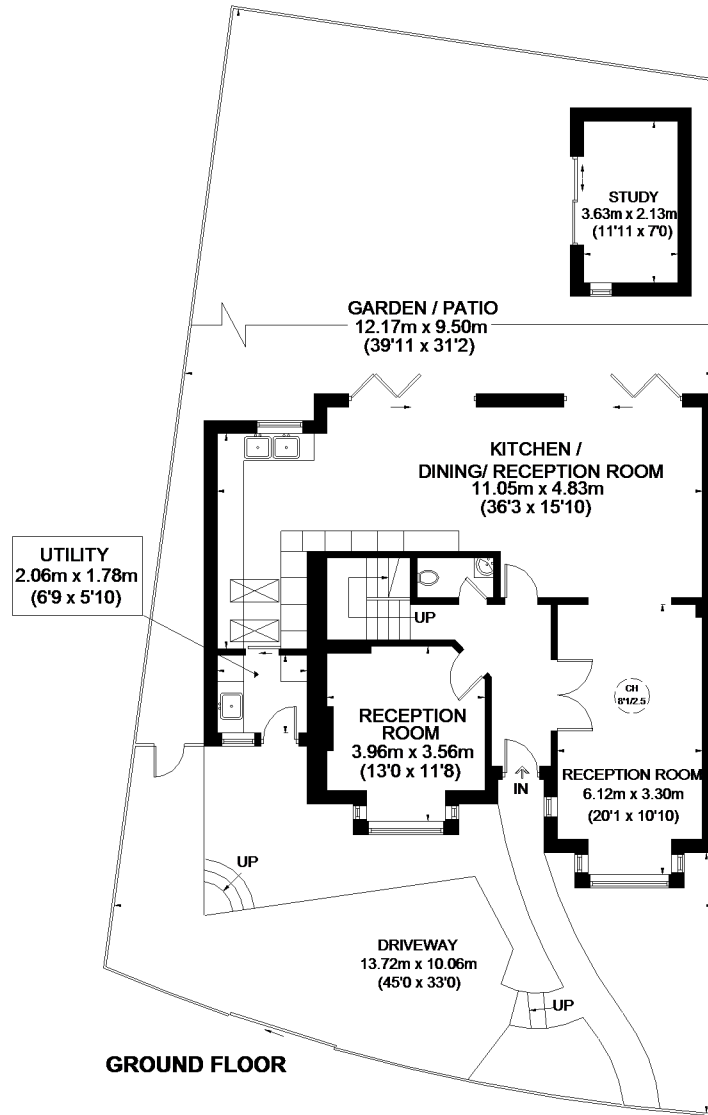
Accessible to a selection of local stores, Highgate underground station and the fine Highgate High Street, the house occupies a particularly convenient location.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 69                      |           |
| (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 |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



# CHOLMELEY PARK



**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING EAVES & REDUCED HEADROOM)**

GROUND FLOOR = 1048 SQ. FT. (97.4 SQ. M.)

FIRST FLOOR = 891 SQ. FT. (82.8 SQ. M.)

SECOND FLOOR = 546 SQ. FT. (50.7 SQ. M.)

STUDY = 87 SQ. FT. (8.1 SQ. M.)

EAVES & REDUCED HEADROOM  
153 SQ. FT. (14.2 SQ. M.)

**TOTAL = 2725 SQ. FT. (253.2 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID267905)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

