



# Claremont Road, Highgate, N6

Asking Price: £1,850,000

Benham  
& Reeves



# Claremont Road, Highgate, N6

🏠 4 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Freehold

A spacious four bedroom family home located on this popular residential turning in Highgate. Retaining some wonderful period features, including the original fireplaces in the majority of the rooms, this property provides generously proportioned accommodation arranged over three floors. The accommodation includes a 24' open-plan kitchen/dining room with direct access to a well-established family-sized garden. There is also a lovely south-facing reception room at the front of the house with ornate ceiling cornice, picture rails, feature fireplace, sash windows and stripped wooden flooring. The wonderful rear garden extends to approximately 67' with a large lawn, established flower borders three patio areas and a vegetable patch.

Claremont Road is enviably located for easy access to Highgate underground station (Northern Line - Zone 3) and the eclectic selection of shops, restaurants and bars found along both Highgate High Street and Crouch End Broadway. There are several green open spaces close by, including Highgate Wood, Queens Wood, and Parkland Walk, which offers a direct picturesque route to Finsbury Park.





## Property Features:

- Chain Free
- Freehold House
- Open-Plan Reception Room/Dining Room/Kitchen
- Additional Reception Room
- 4 Bedrooms
- Shower Room
- Family Bathroom
- Front and Rear Gardens
- Walk-In Loft Storage Room



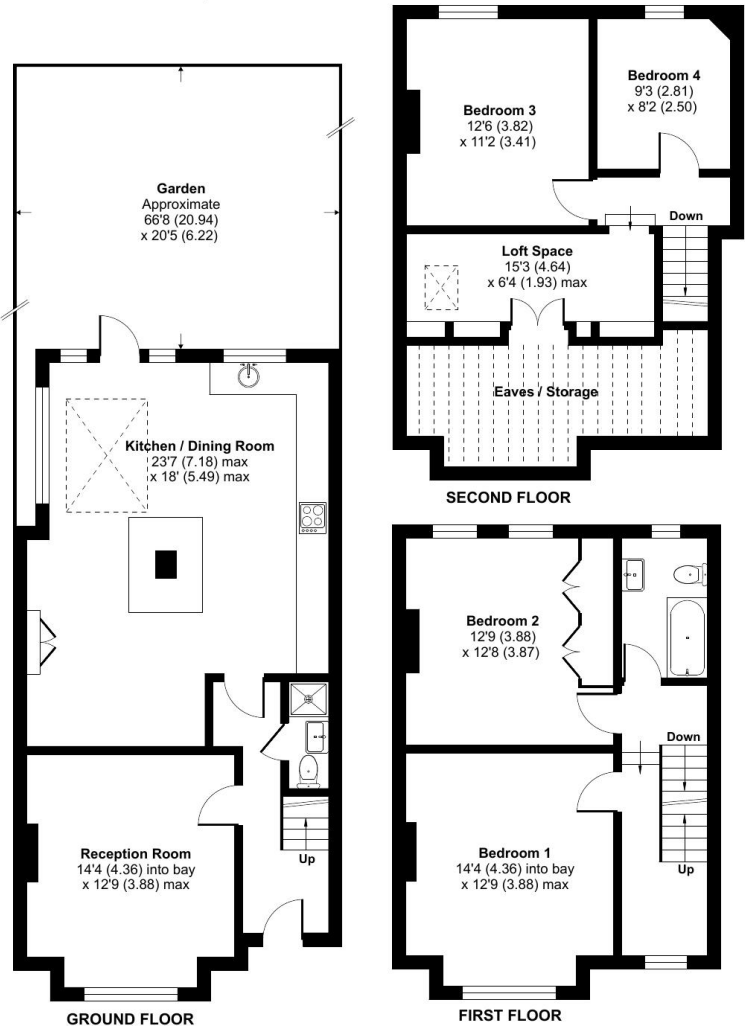
Denotes restricted head height



## Claremont Road, London, N6

Approximate Area = 1527 sq ft / 141.8 sq m  
 Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,850,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG250032

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