



Southern Road, Fortis Green, London, N2

Guide Price: £3,250,000

Benham
& Reeves

Southern Road, Fortis Green, London, N2

 5 Bedroom (s)  3 Bathroom (s)  Freehold

A spacious, high-quality contemporary five bedroom house that mixes stunning modern architecture with a tasteful interior.

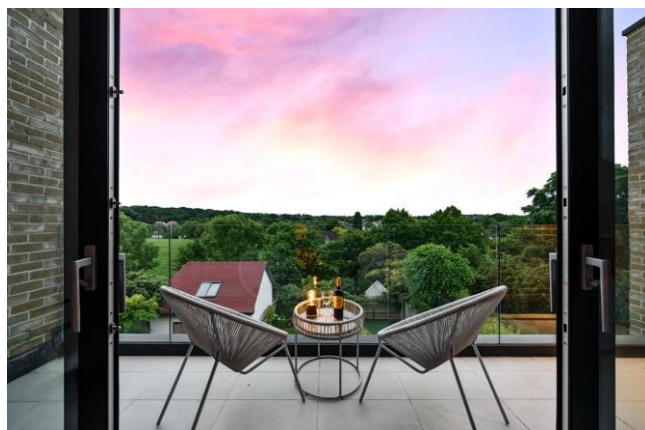
The overall internal square footage is an impressive 3,502 sqft plus an additional 170 sqft of south-facing roof terraces with views over Highgate Woods.

The ground floor has a beautiful open-plan kitchen/diner with sliding doors to the landscaped garden. A generous living room is separated by European oak folding doors. The lower floor offers a large light space which can be used as a cinema room, family room or gym as well as a separate laundry room. The upper floors have five double bedrooms including the principal suite with a roof terrace and en-suite.

The property benefits from off-street parking.

This exceptional house is within easy walking distance of East Finchley underground, beautiful Highgate Woods, and the shops and cafes of Muswell Hill Broadway. It is close to top-ranking independent schools including Highgate School and is also in the immediate area for the highly sought-after state schools of Tetherdown Primary School and Fortismere Secondary School



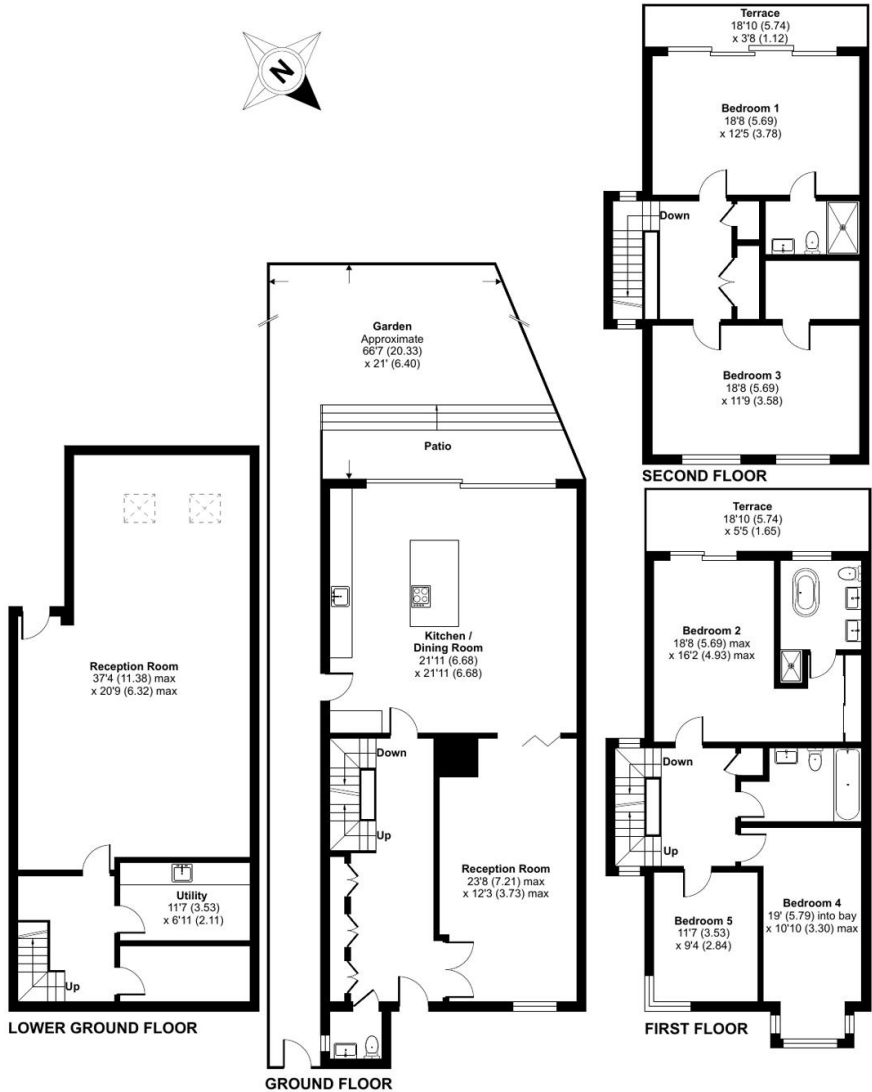


Property Features:

- Kitchen/Dining Room
- Family Room
- Double Reception Room
- 5 Double Bedrooms
- En-suite Shower Room
- En-suite Bathroom
- Family Bathroom
- Utility Room
- Guest WC
- 2 South Facing Terraces
- South Facing Garden
- Off-Street Parking

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Approximate Area = 3502 sq ft / 325.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1133037

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Highgate Office.

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