



**SEMI-DETACHED MODERN 4 BEDROOM HOUSE IN THE HEART OF HIGHGATE WITH
A GARDEN AND OFF-STREET PARKING**

WINCHESTER PLACE
HIGHGATE, LONDON, N6

Guide Price £2,195,000 - Freehold



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New build • Semi-detached • Very good decoration • Garden • Off-street parking

4 Bedrooms • 4 Bathrooms • 2 Receptions

- EPC Rating = B
- Council Tax = tbc

Description

Along Winchester Place this newly built house would be a perfect family home which benefits from both a spacious garden and off-street parking.

The property is arranged over 4 floors. The lower ground floor features an open-plan reception room, 1 bedroom, 1 bathroom and a plant room.

On the ground floor there is a further reception room with a kitchen which looks out onto the garden. The first floor features a further bedroom with an en suite, a study and a family bathroom.

The top floor of this property has a further 2 bedrooms, one of which has a balcony looking out onto the beautiful Winchester Place.

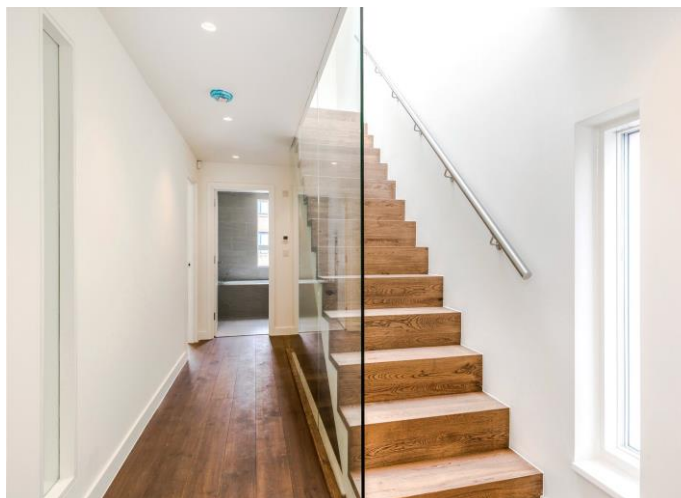
The property is perfectly located near both primary and secondary schools. It is also between both the Highgate and the Archway underground stations (Northern Line) which are both a 12 minute walk away.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Winchester Place, N6

Gross Internal Area (approx) = 215.6 sq m / 2321 sq ft (Excluding Void)

Plant Room = 8.3 sq m / 89 sq ft

Total = 223.9 sq m / 2410 sq ft

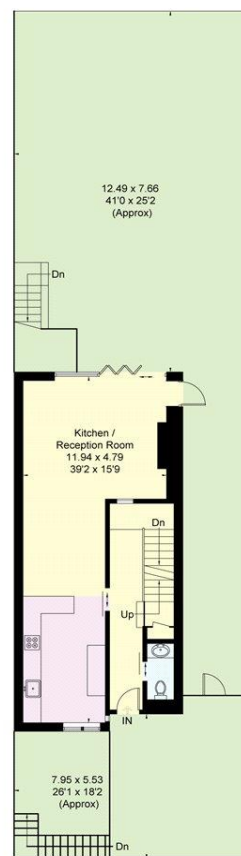
Balcony Area = 2.8 sq m / 30 sq ft

For identification only. Not to scale.

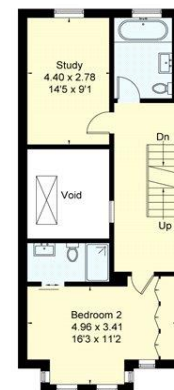
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Lower Ground Floor



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	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