



# Stylish 4 bedroom house in the heart of Highgate

Winchester Place, Highgate, London, N6

£2,250,000 Freehold





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

#### About this property

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

This property has been arranged over 4 floors. The lower ground floor has a open-plan reception room, 1 bedroom, 1 bathroom and a plant room.

The ground floor features a further reception room with a kitchen which has doors that open on to the garden. The first floor features a further bedroom with an en suite, a study and a family bathroom.

The top floor of this house has a further 2 bedrooms, one of which has a balcony.

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

#### Local Information

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

#### Tenure

Freehold

#### Local Authority

London Borough Of Haringey

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.



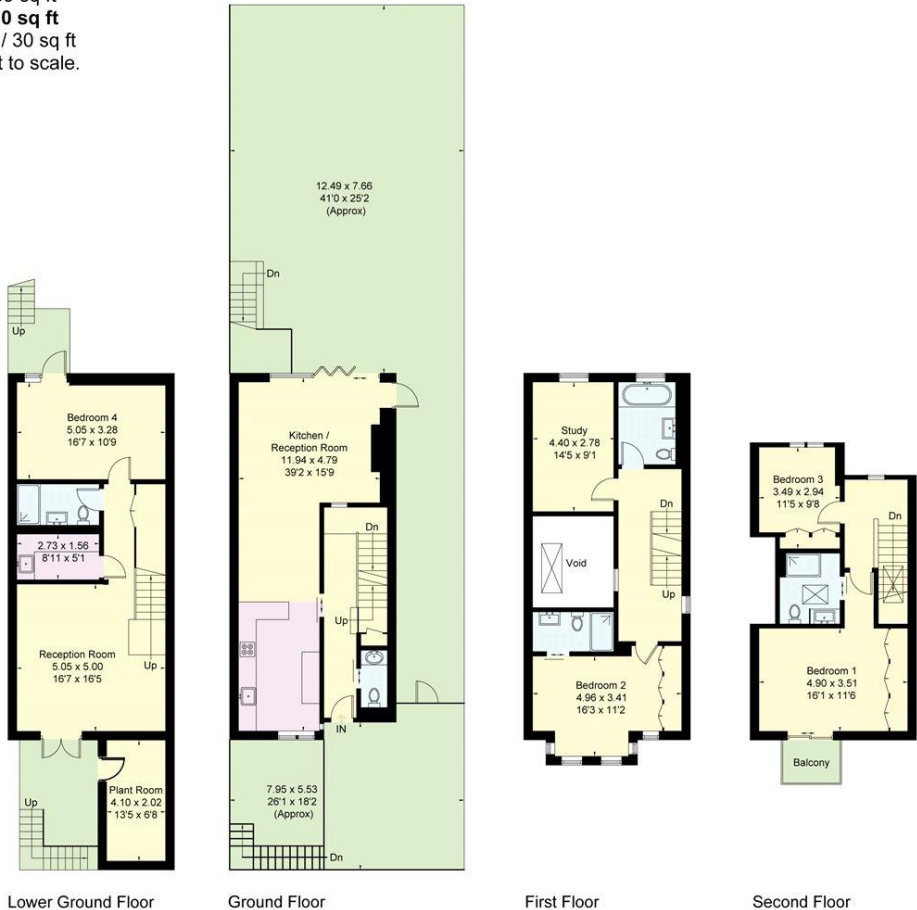







Winchester Place, N6

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(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 	

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