



DESIGNED BY THE AWARD-WINNING SPACELAB ARCHITECTS, THIS BEAUTIFULLY

STANHOPE GARDENS, LONDON, N6

Unfurnished, £1,300 pw (£5,633.33 pcm) + fees and other charges apply.*

Available from 27/08/2019



• 5 Bedrooms • 4 Bathrooms • 3 Reception rooms

- Architecturally designed
- Contemporary and luxurious
- Landscaped garden
- Private terrace
- Modern finish throughout

• **EPC Rating = C • Council Tax = TBC**

Situation

Stanhope Gardens is an attractive residential street within easy reach to the historic Highgate Village, with its delightful Georgian architecture, celebrated pubs, independent shops and irresistible eateries.

The expansive green open spaces of Hampstead Heath, Highgate Wood and Parkland Nature Reserve are also nearby. For transport Highgate Underground Station (Northern Line) is approximately 1km away and Crouch End Broadway is approximately 1.2km distant.

The area offers excellent educational opportunities with two top private schools, Highgate School (co-educational day school for ages 3-18) and Channing (girls day school for ages 4-18). There are also two well regarded state primaries, St Michael's and Highgate Primary, plus Montessori and nursery schools in Highgate Village. Dedicated private buses also serve Haberdashers & North London Collegiate schools.

Description

The imaginative interior has been beautifully crafted and specified to an exceptional standard, incorporating a palette of traditional and contemporary materials.

Arranged over four floors the lower ground floor features a spacious reception room, a bedroom, shower room and utility room.

On the ground floor there is an elegant bay fronted reception room with a traditional fireplace and wooden flooring. There is also an open plan reception room fitted with a contemporary kitchen complete with integrated Miele appliances and sliding doors opening out onto the garden.

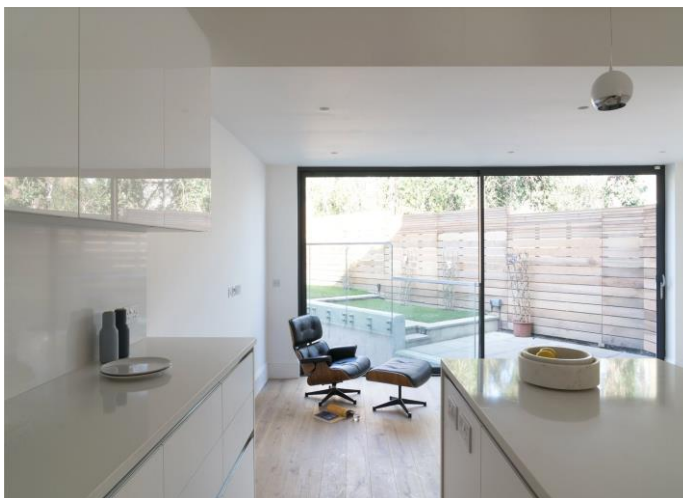
Bedroom accommodation is arranged over the upper two floors and comprises a master bedroom suite, overlooking the garden. There are three further bedrooms, all of which are fitted with generous wardrobe space and two further bedrooms. The property further benefits from direct access to a terrace on the first floor.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Approximate Gross Internal Area = 241.0 sq m / 2594 sq ft

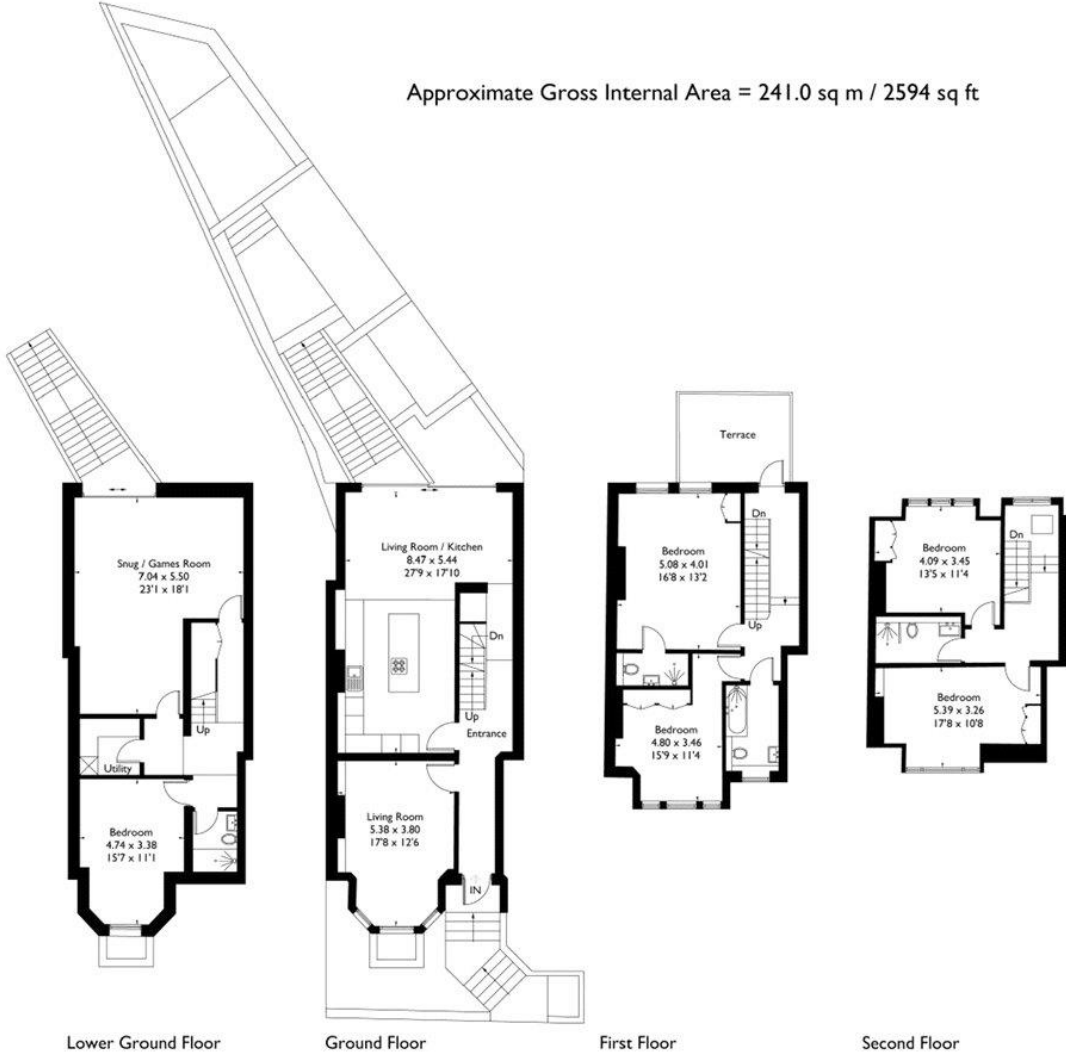
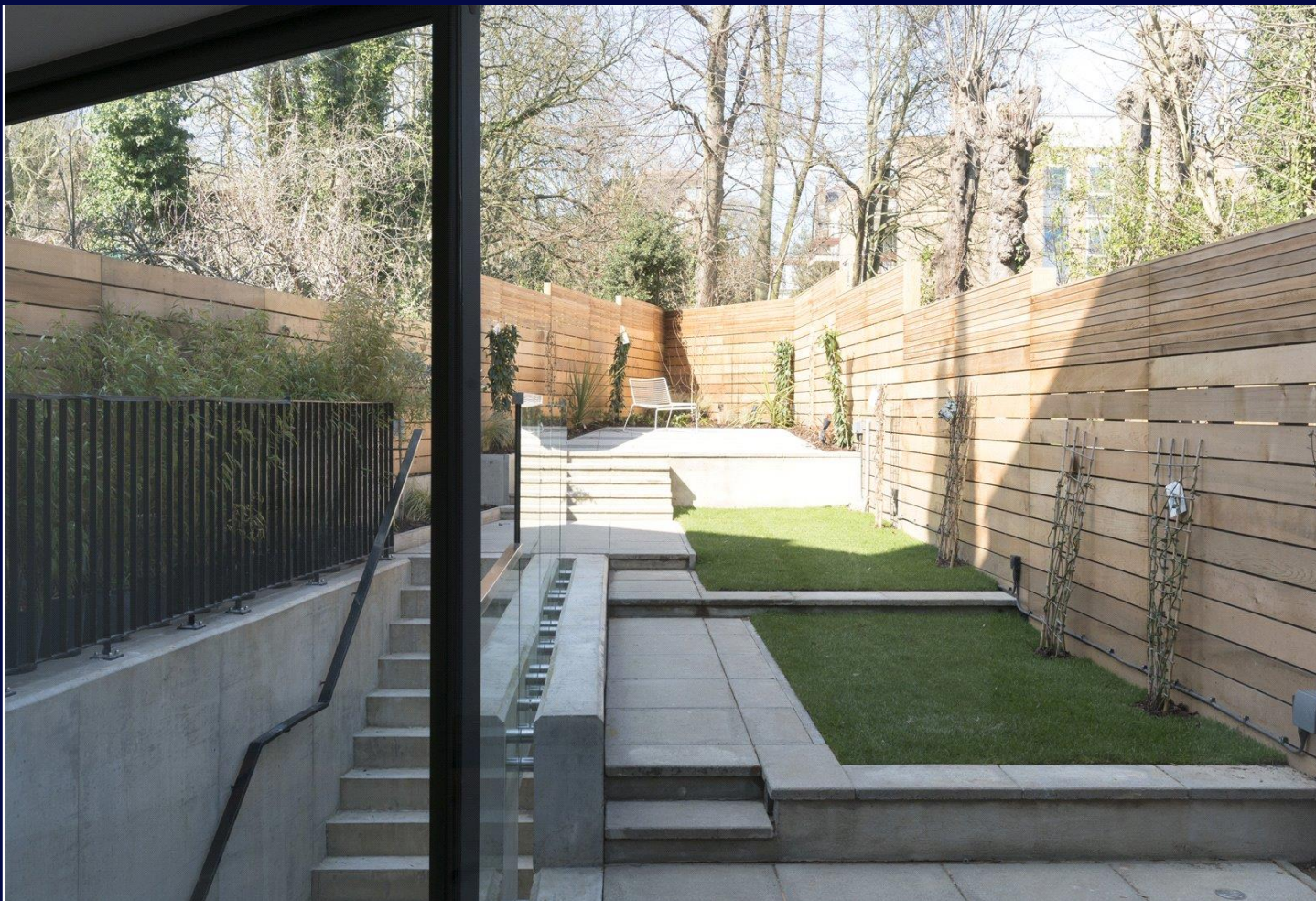


Illustration for identification purposes only. Not to scale
Ref: 207331

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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	



*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190626LCCY

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Hampstead Lettings

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