



THIS BEAUTIFULLY PLANNED, CONTEMPORARY MANSION IS SITUATED IN AN EXCLUSIVE PRIVATE ROAD.

GRANGE ROAD, HIGHGATE, LONDON, N6

Furnished, Unfurnished, £5,750 pw (£24,916.67 pcm) + fees and other charges apply.*

Available now



• 7 Bedrooms • 7 Bathrooms • 4 Reception rooms

- New detached mansion
- Three reception rooms
- Large family kitchen/lounge
- Master suite with 2 dressing rooms
- 5 further bedrooms & bathrooms
- Staff suite with kitchen, laundry
- Indoor pool complex with gym & sauna
 - Cinema & games room
 - Landscaped garden
- Off-street parking & garage
- *Offered at a reduced price during neighbouring building works*

• EPC Rating = B • Council Tax = H

Situation

Grange Road is 550m from the amenities of Highgate Village, including Highgate School. Kenwood and Hampstead Heath are close at hand, as are the excellent transport connections available by road and via London's underground network.

Description

Offered at a reduced price during neighbouring building works

This beautifully planned, contemporary mansion is situated in an exclusive private road. Constructed and finished to an exacting standard, it offers a wealth of quality and sophistication throughout.

From the impressive entrance hall doors lead to a light drawing room, dining room, study and spacious kitchen/family room which opens out onto the superb landscaped garden. The innovative bespoke kitchen is fitted with Gaggenau and Sub Zero appliances and has been carefully considered for modern living. The elegantly crafted staircase leads down to the sensational leisure complex, with an 11m swimming pool, hot tub, relaxation zone, glass walled gymnasium and steam room with star effect lighting. This level also has separate staff accommodation, along with a utility room and a second kitchen. The first floor has four superb bedroom suites: a large master suite with two dressing rooms and two further suites with dressing areas. A bright games room and two more bedrooms, one with an en suite bathroom, are located on the second floor. To the front is a sweeping carriageway and a large integral garage.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



5 Grange Road, Highgate N6

Approximate Gross Internal Area:
(Excluding eaves) - 864.0 sq.mts. / 9300 sq.ft.
(Including eaves) - 901.4 sq.mts. / 9703 sq.ft.



Second Floor

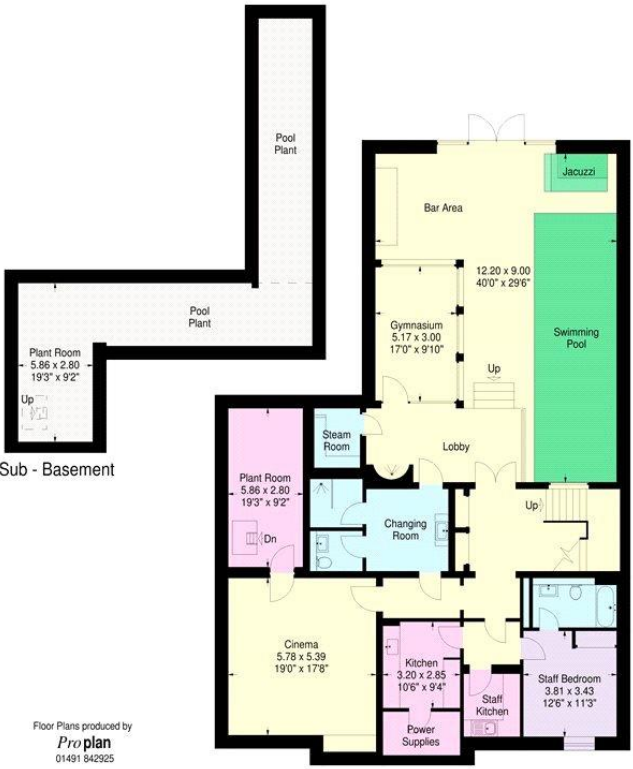


First Floor

APPROX. SCALE
0 1 2 3 4 5 10ft
0 1 2 3M



Ground Floor



Basement Floor

Sub - Basement

Floor Plans produced by
Proplan
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

FLOORPLAN

Gross internal area: 9703 sq ft, 901.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(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		



*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. 20190618LCCY

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