



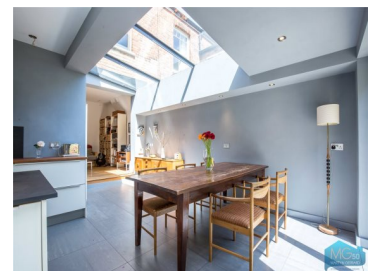
CROUCH END OFFICE
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“50 years of fulfilling dreams”

Claremont Road

Highgate, N6

-  4 BEDROOMS
-  2 RECEPTIONS
-  FITTED KITCHEN
-  CHAIN FREE
-  SOUTH-WEST FACING GARDEN
-  FREEHOLD



A four bedroom semi-detached family home which benefits from a stylish kitchen extension with bi fold doors leading out onto a south facing garden with views of Parkland Walk Nature Trail. Claremont Road is a highly desirable street well situated for Highgate Underground Station, Highgate Village, & Crouch End Broadway.

Claremont Road, Highgate, N6

- South facing garden with views of Parkland Walk
- Chain free
- Period property
- Semi-detached with side access
- Utility room
- Extended storage

THE OWNERS LOVE

"The kitchen / dining area extension provides plenty of space and light and cosy underfloor heating - it's where we spend most of our time"

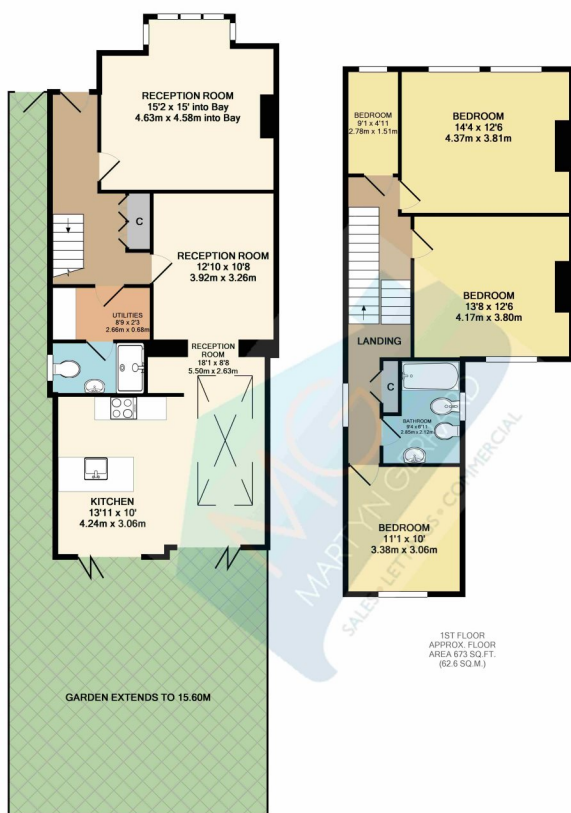
"Our pretty and serene garden has an enviable south facing outlook onto the Parkland Walk; a perfect antidote to the stresses of city living"

"Great hall cupboards and storage area swallows all of our unsightly coats, kids' stuff, suitcases, vacuum cleaner and much more"

WE'VE NOTICED

Similar houses on the street have extended into the loft to create a master bedroom with a separate bathroom.

Local schools are located close by such as; St Michaels, Coleridge, Whitehall Park & Channing.



GROUND FLOOR
APPROX. FLOOR
AREA 812 SQ.FT.
(75.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.0 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation
Made with Metropix 10/2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

£1,500,000 Freehold