



 litchfields

Lanchester Road, Highgate, N6

Freehold

Guide Price £2,999,950

 litchfields

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Offices also in Hampstead Garden Suburb

litchfields limited registered in england no.2373684 registered office 470a Green Lanes, London, N13 5P



We are pleased to offer for sale this beautifully refurbished and substantially extended double-fronted semi-detached family home. Offering some 3,145 sq. ft of versatile living and entertaining space this impressive house, which has been stylishly finished to the highest standards, sits on a wider-than-average plot along a peaceful residential street. The ground floor is arranged around a spacious entrance hall, leading to an expansive 38ft open-plan reception, dining and kitchen area with fully retractable sliding doors, seamlessly linking the interior with the beautifully landscaped patio and rear garden. Additionally, the ground floor offers a study, guest cloakroom, utility room, and a self-contained annex with its own entrance, kitchenette, and shower room. The first floor provides a spacious 24ft principal bedroom suite, two further double bedrooms, one with a walk-in wardrobe and a Jack and Jill family bathroom. The top floor has a fourth double bedroom, gym, shower room, and ample built-in storage into the eaves. Further enhancements include underfloor heating across the entire ground floor, reversible air conditioning in every room, a Control4 smart home system, Cat 5/6 cabling, with super high-speed broadband, soundproofed walls, electric gate to rear off street parking and EV charger. The property also benefits from off-street parking, with further potential to expand (subject to the necessary permissions), and a landscaped rear garden. Lanchester Road is ideally located within easy reach of the shops, cafés, and amenities of Highgate Village, Muswell Hill Broadway, and East Finchley High Street. Excellent transport links are provided by the Northern Line, with Highgate and East Finchley Underground stations nearby, offering convenient access into Central London and the City. The lovely green spaces of Highgate, Queen's and Cherry Tree Woods are on the doorstep with access to the Capital Ring Walk a few yards away on Lanchester Road. EPC- C



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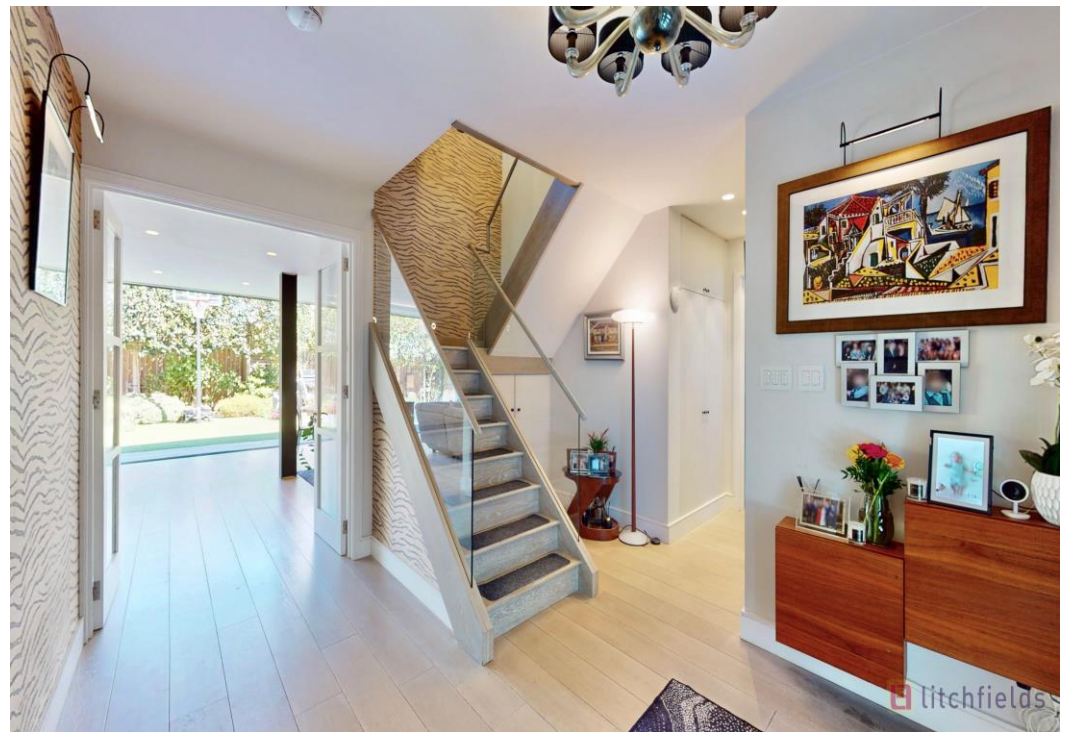
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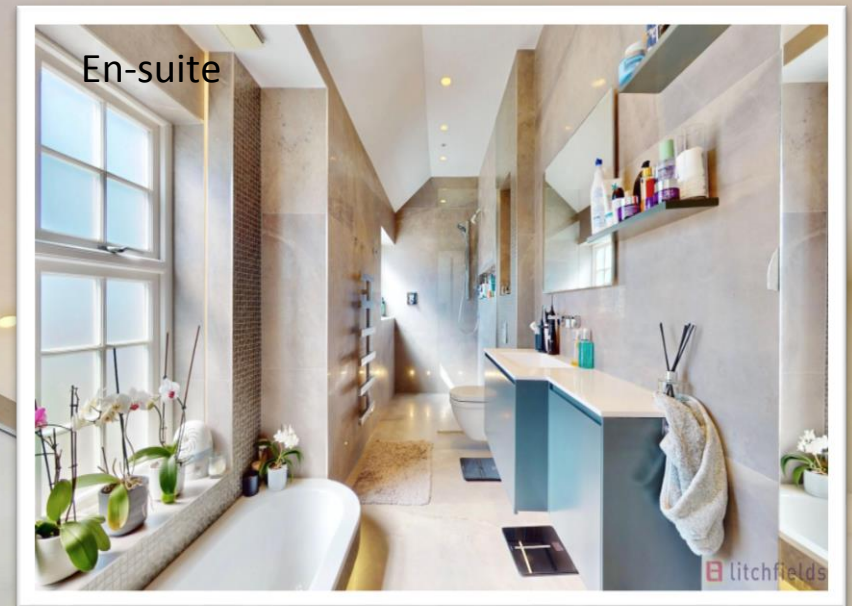
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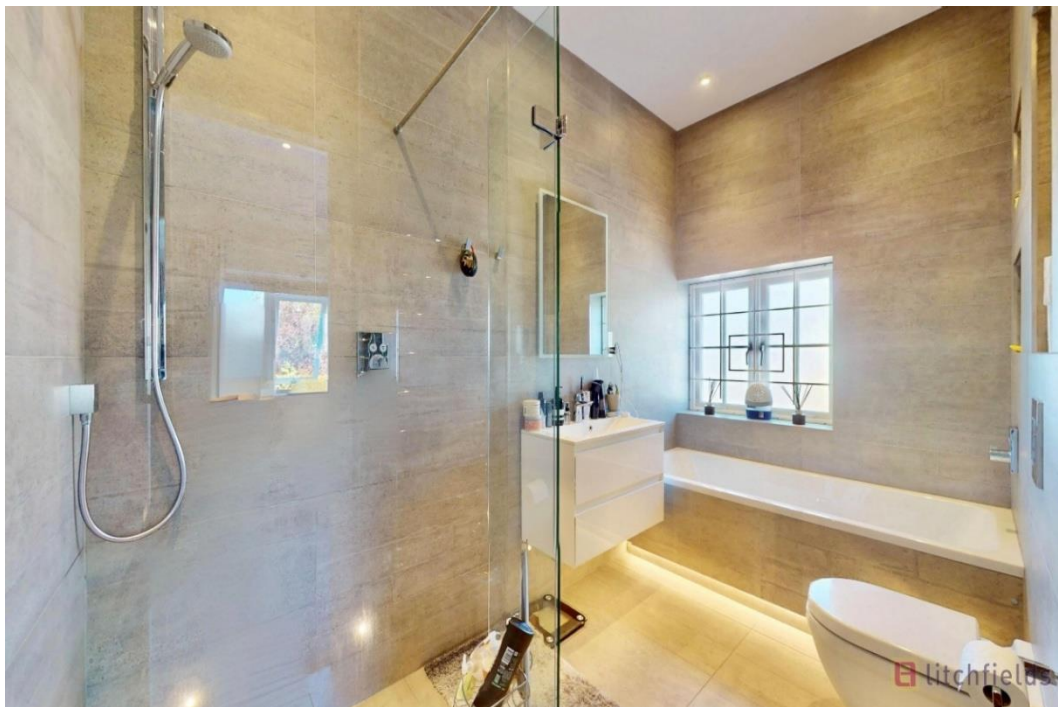
- Double fronted semi-detached family home
- Immaculately presented, recently re-configured and extended
- Superb open-plan reception/dining/kitchen area
- Guest cloakroom & utility room
- Luxury principal bedroom with en-suite bathroom
- Three further bedrooms
- Family bathroom
- Study
- Annex (nanny/granny flat) with separate entrance
- Landscaped rear garden and off street



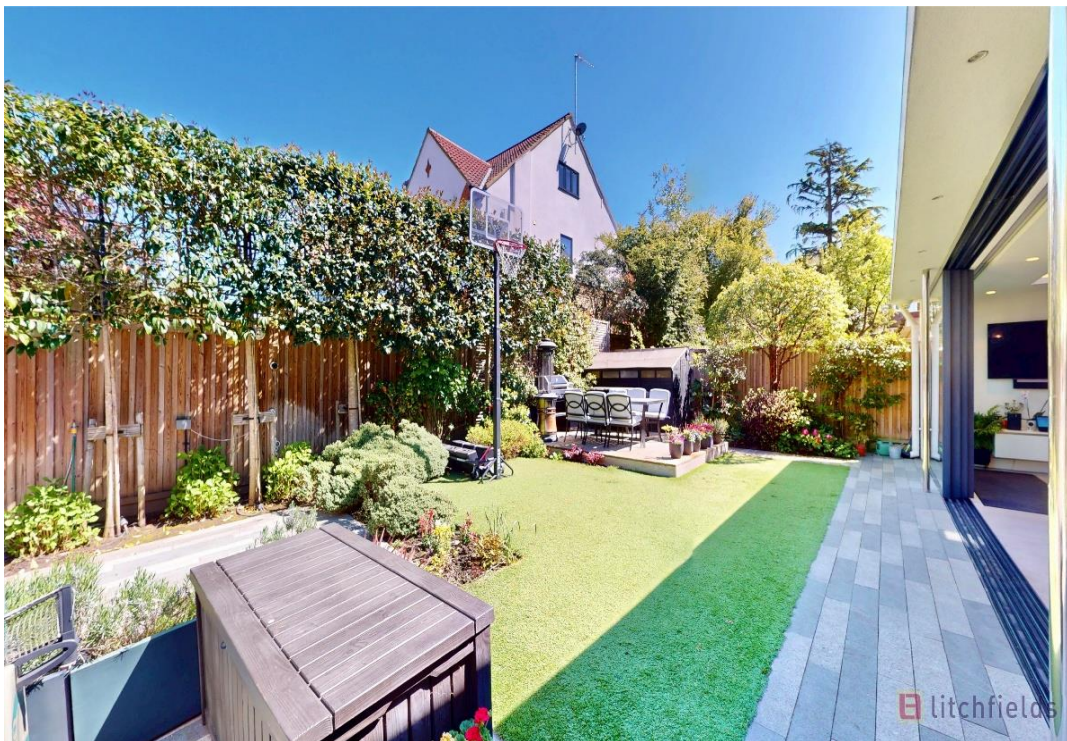
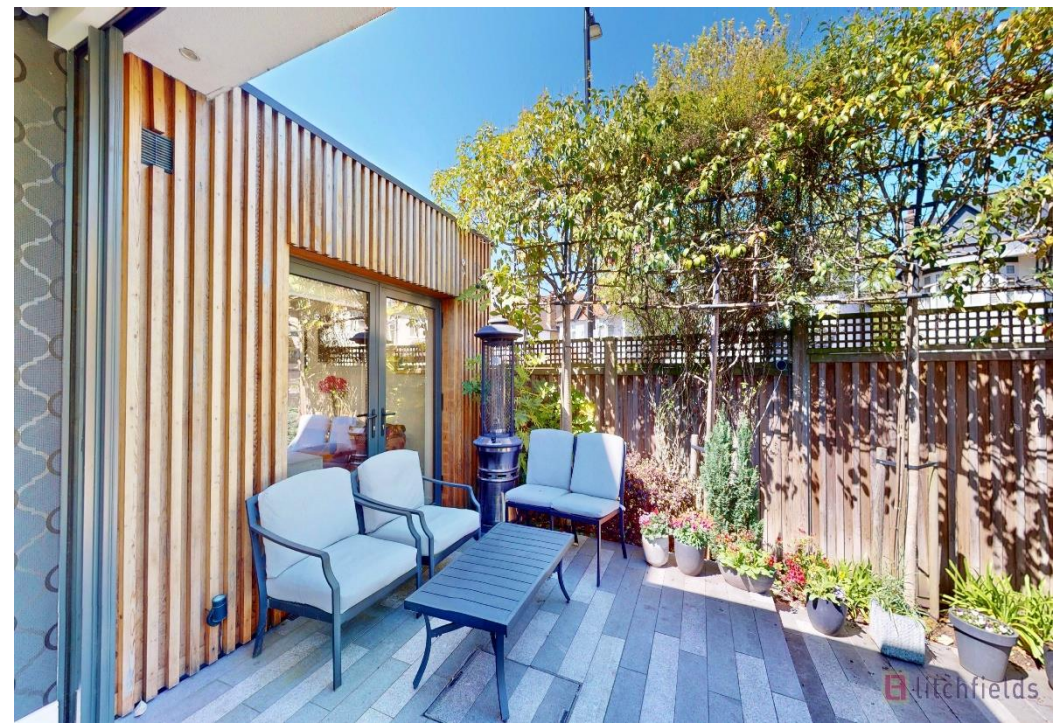


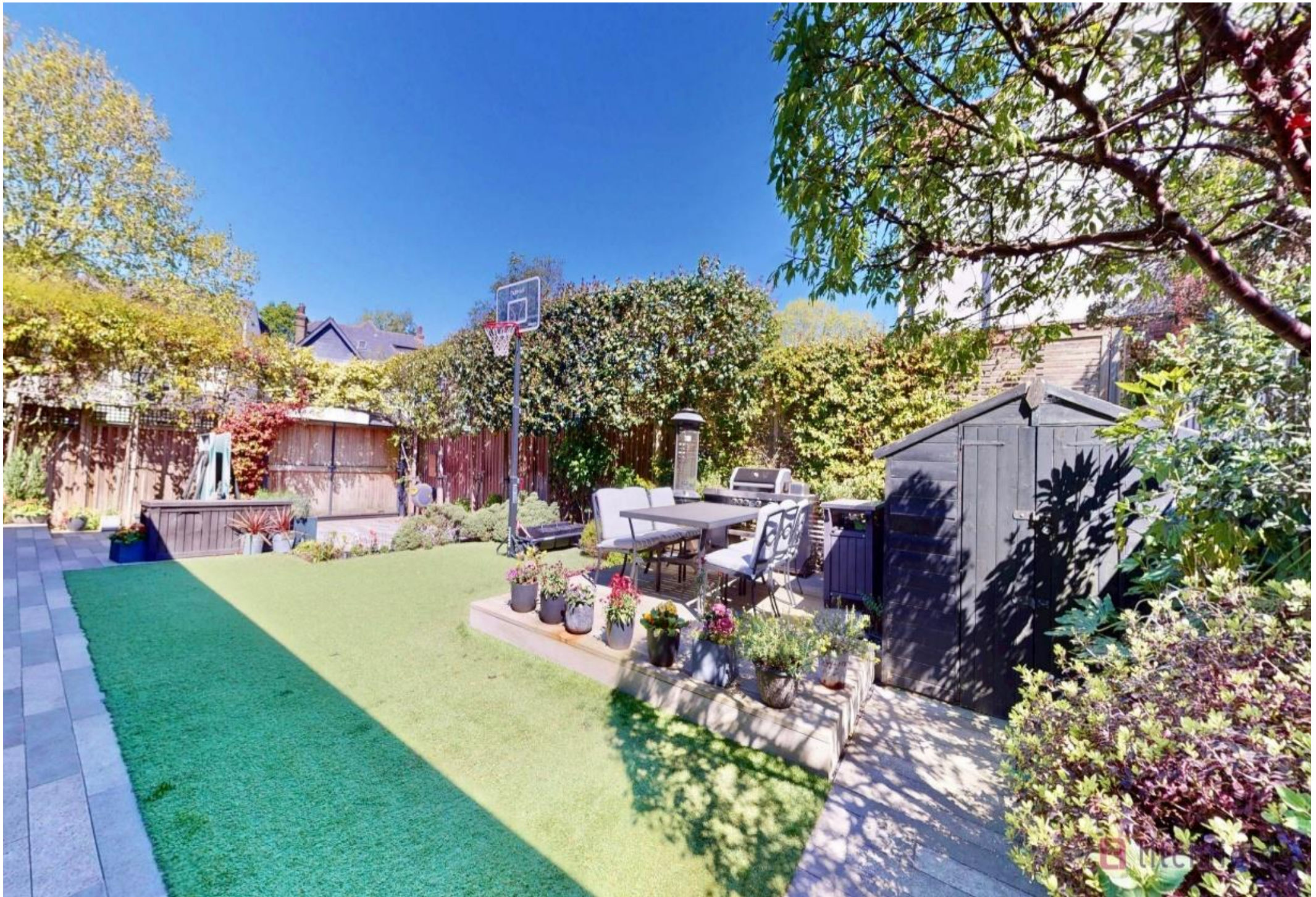


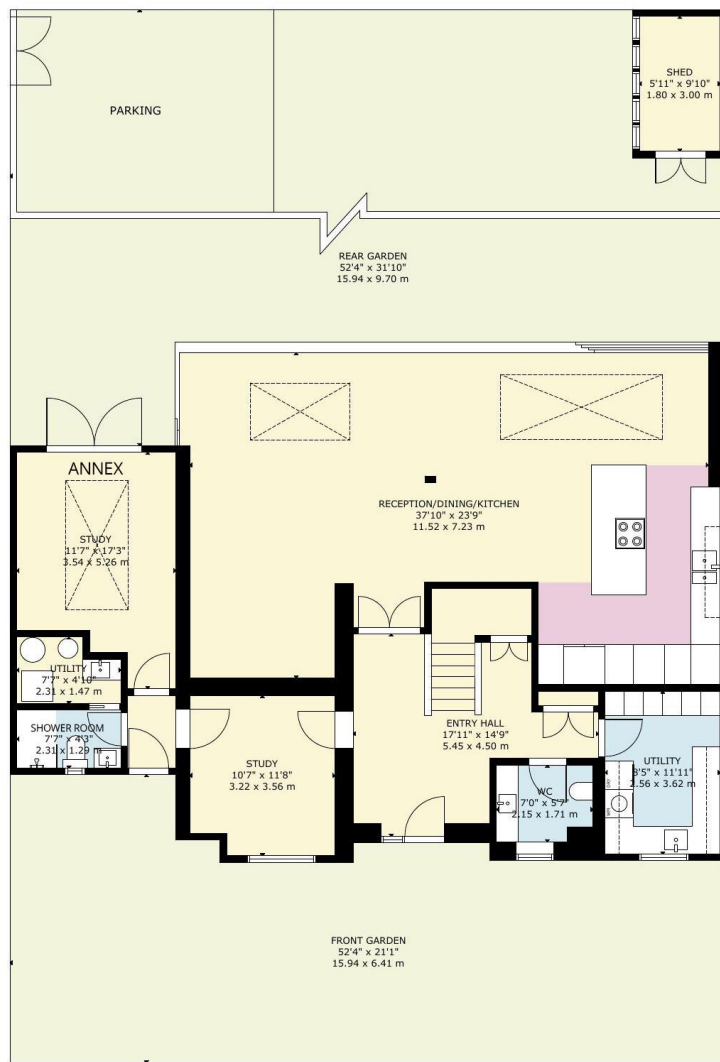




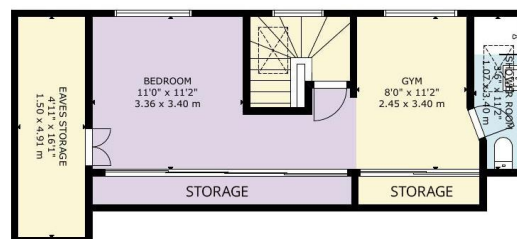




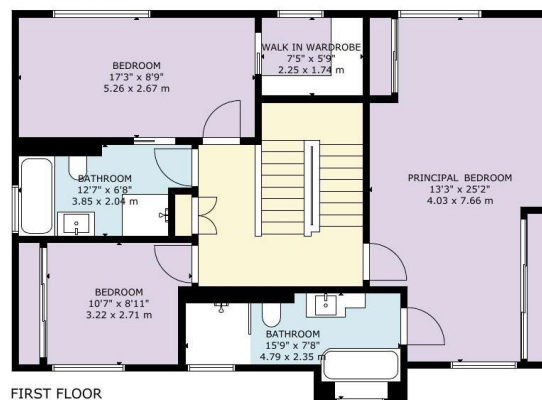




GROUND FLOOR

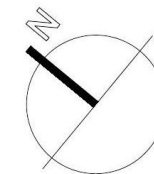


SECOND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 297 m²/3,198 sq.ft
 GROUND FLOOR: 157 m²/1,694 sq.ft, FIRST FLOOR: 93 m²/996 sq.ft, SECOND FLOOR: 47 m²/508 sq.ft
 EXCLUDED AREAS: REAR GARDEN: 119 m²/1,286 sq.ft, SHED: 5 m²/58 sq.ft, FRONT GARDEN: 80 m²/865 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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