



POND HOUSE

MILLFIELD LANE, HIGHGATE, N6



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**A SIMPLY EXQUISITE COUNTRY HOUSE
IN ONE OF NORTH LONDON'S MOST
COVETED SUBURBS.**

This substantial detached family home, located directly opposite Hampstead Heath, comprises in excess of 7,800 square feet of lateral accommodation, the predominance of which is arranged over only three floors. The property is tucked away, behind electric gates at the top of a long driveway, occupying an elevated position on a sizeable plot, set back from the road.

Pond House is believed to have been built in the 1920's and commissioned by an owner architect for his own family's occupation. However, the current owners commissioned an extensive redevelopment and refurbishment of this stunning home, in more recent years, and is offered in beautiful condition throughout.

Millfield Lane is a quiet road, which abuts Hampstead Heath, by the renowned Ponds, between Highgate West Hill, Merton Lane and Fitzroy Park.

In addition to the vast, stunning mature grounds and a roof terrace with exceptional views, there is off street parking for numerous vehicles plus a detached six car garage.

The charming shops, cafes and restaurants of Highgate Village are less than 1km away, whilst the nearest Underground station is Highgate (Northern Line). Hampstead Heath, with its 791 acres of woodland and open space is immediately opposite the property.





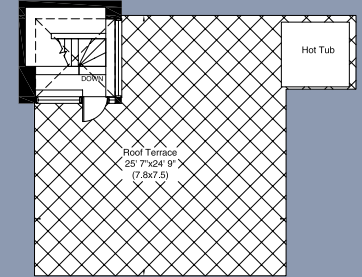


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APPROXIMATE GROSS INTERNAL AREA

861 SQ_M (9,266 SQ_FT) INCLUDING UNDER 1.5M, SUMMER HOUSE AND GARAGE

725 SQ_M (7,804 SQ_FT) EXCLUDING UNDER 1.5M, SUMMER HOUSE AND GARAGE



SITE PLAN

APPROX. 0.57525 ACRE



ACCOMMODATION & AMENITIES

GRAND ENTRANCE HALL • GUEST WC
SEPARATE ENTRANCE LEADING TO A DOG ROOM AND BOOT ROOM/COATS CUPBOARD • SITTING ROOM/CINEMA ROOM
DINING ROOM/LIBRARY • KITCHEN BREAKFAST ROOM
STUDY • GYM • SWIM JET TRAINING POOL • SAUNA
AND SEPARATE SHOWER ROOM • LARGE UTILITY ROOM
EXPANSIVE PRINCIPAL BEDROOM SUITE • SIX FURTHER
DOUBLE BEDROOM SUITES • WINE CELLAR • PLANT ROOM
GATED DRIVEWAY - PROVIDING OFF STREET PARKING FOR
NUMEROUS VEHICLES PLUS A DETACHED SIX CAR GARAGE
SUMMER HOUSE • COMPREHENSIVE SECURITY • EXTENSIVE
STORAGE • ROOF TERRACE WITH JACUZZI AND FAR-
REACHING PANORAMIC VIEWS OF THE HEATH
BEAUTIFUL 0.5 ACRE MATURE LANDSCAPED GARDENS

PRICE ON APPLICATION

FREEHOLD

SOLE AGENT

MARCUS
PARFITT

RESIDENTIAL SALES & ACQUISITIONS

020 7431 0000

28 Church Row, Hampstead, London NW3 6UP
email: info@marcusparfitt.com www.marcusparfitt.com

