



RESIDENTIAL SALES & ACQUISITIONS

WOOD LANE LONDON, N6 5UB

New Instruction! A pretty and charming Grade II Listed, detached, freehold house, set back behind a carriage driveway. This wonderful property is situated on one of the most historic and desirable lanes in Highgate, on a substantial $\frac{1}{4}$ acre plot.

This unique and historically important house referred to in John Richardson's book of Highgate, affords the benefits of a spacious country residence yet is conveniently located for Highgate village and Underground station and is located a few minutes' walk to both Highgate and Queens Woods. To the rear the house is flanked by a generous terrace, with steps leading down to the spectacular mature gardens with a pretty summer house and to the rear of the garden lies a double garage, which has been converted into a self-contained studio approached either from the garden or from a driveway off Priory Gardens which is adjacent to Highgate Underground Station.



ACCOMMODATION & AMENITIES

GROUND FLOOR - ENTRANCE HALL, GUEST WC, FAMILY ROOM, FAMILY BATHROOM, 2ND KITCHEN (POTENTIAL BEDROOM 2), UTILITY ROOM, BEDROOM ONE A SEPARATE WC, SHOWER ROOM, **GARDEN FLOOR** – STUDY, DOUBLE RECEPTION ROOM, KITCHEN, DINING ROOM, 2nd GUEST WC, STORAGE, 2nd BATHROOM **FIRST FLOOR** – TWO INTERCONNECTING BEDROOMS, BOARDED LOFT

OUTSIDE – CARRIAGE DRIVEWAY WITH OFF STREET PARKING FOR 2/3 CARS, WOODEN SUMMER HOUSE, STORE, GARDEN STUDIO (PREVIOUSLY A DOUBLE GARAGE) ACCESSED VIA PRIORY GARDENS









TERMS

TENURE

Freehold

GUIDE PRICE

£3,850,000 **Subject to Contract**

Floor Plans Overleaf

Wood Lane, N6

Approximate Area = 233.3 sq m / 2511 sq ft

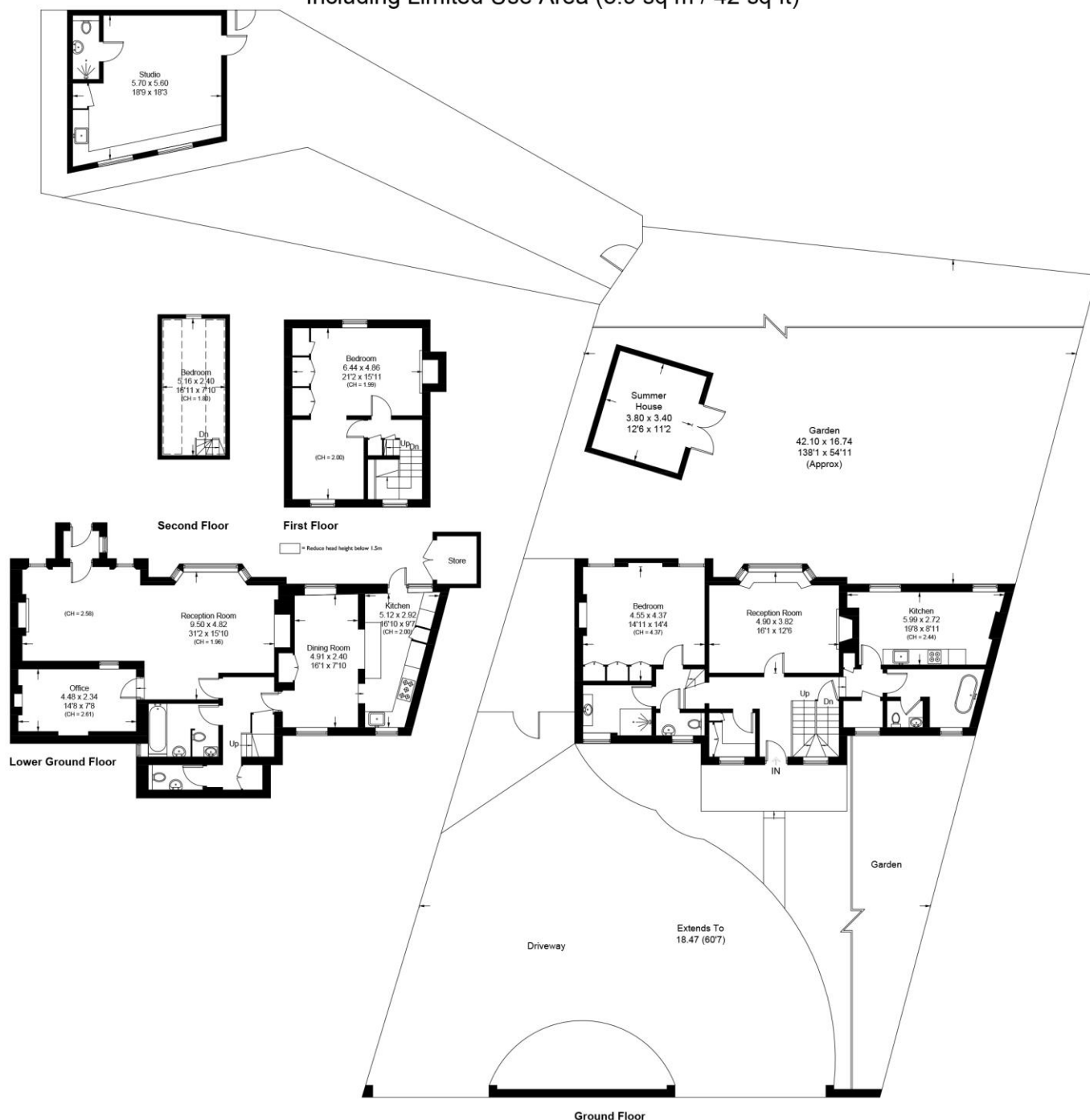
Studio = 28.7 sq m / 309 sq ft

Store = 2.7 sq m / 29 sq ft

Summer House = 12.9 sq m / 139 sq ft

Total = 277.6 sq m / 2988 sq ft

Including Limited Use Area (3.9 sq m / 42 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.