

# Castles



ASKING PRICE

**£2,495,000**

**Hill Gate Walk**

Highgate, N6 5RU

# Castles

## PROPERTY SUMMARY

This exquisite two/three-bedroom, modern house offers a perfect blend of sleek contemporary design and comfort. Nestled within a secure, gated mews, it provides both privacy and convenience. The spacious split level, open-plan living area is bathed in natural light, with floor-to-ceiling patio doors onto private terrace with far reaching open views and Alexandra Palace. The kitchen/diner boasts state-of-the-art appliances, ideal for home chefs, while the bedrooms offer ample space, with the principal suite featuring an en-suite shower-room and built-in storage, directly onto rear garden. With desirable modern conveniences, including NuHeat control under floor heating, resin flooring to principal suite, Sonos surround system, Lutron lighting, terrace kitchen with fridge and hot and cold water. Further comprising, study area (bedroom 3), utility room, family bathroom and secure off-road parking via garage and additional parking space. Ideally positioned, within a moments' walk of the Villages of Crouch End and Highgate including Highgate underground station. In addition, a host of green open spaces and desirable schools. The property is the epitome of modern living in an exclusive, tranquil setting.

Local Authority: Haringey

Council Tax Band: G

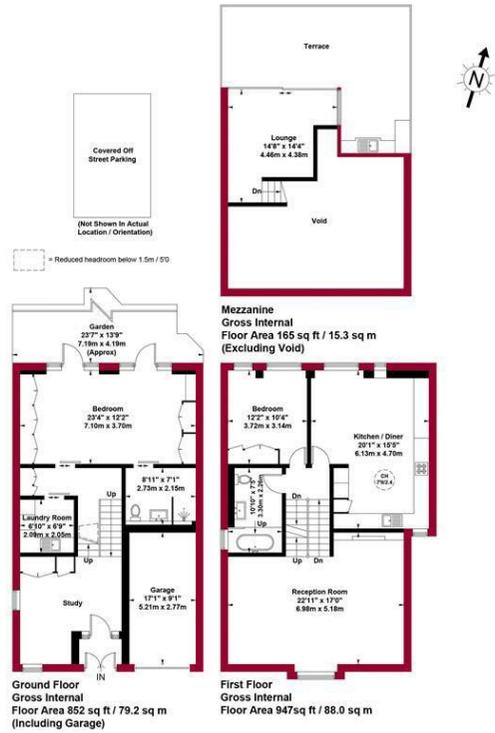




**Hill Gate Walk, N6** Approximate Gross Internal Area = 1964 sq ft / 182.5 sq m

Restricted Height = 5 sq ft / 0.5 sq m

Garage = 148 sq ft / 13.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including window, door, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



For a guide to the area please scan this code for more information



House - Detached  
Freehold

**Council:**

**Council Tax Band:** G

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

**OFFICE DETAILS**

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	