



GRANGE ROAD, HIGHGATE, N6 4AR

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This recently built, modern detached home is set back behind gates and is offered in excellent decorative condition. Overall, this wonderful home is in excess of 9,000sq ft (836 sqm) and features an indoor leisure area.

The ground floor features an impressive entrance hall, leading to a drawing room, separate dining room, generous study and spacious kitchen/family room which opens out onto a wide and deep landscaped garden.

An elegantly crafted staircase leads down to the lower ground floor and the sensational leisure complex, with 11m swimming pool, hot tub, relaxation zone, glass walled gymnasium and steam room. There is also separate staff accommodation, a utility room and a second kitchen.

On the first floor there is the principle bedroom with twin dressing rooms and ensuite bathroom and three additional bedrooms with ensuite bathrooms and built in storage.

On the second floor there is a games room and two further bedrooms and two bathrooms, one of which is ensuite.

To the front of the premises there is a gated driveway that provides ample off street parking,

Grange Road is within 1km of Highgate Village, including Highgate School. Kenwood and Hampstead Heath are close at hand, as are the excellent transport connections available by road and London's underground network via Highgate Northern Line Station which is 0.5 miles away.

EPC Rating: B Council Tax Band: H

£8,000 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.







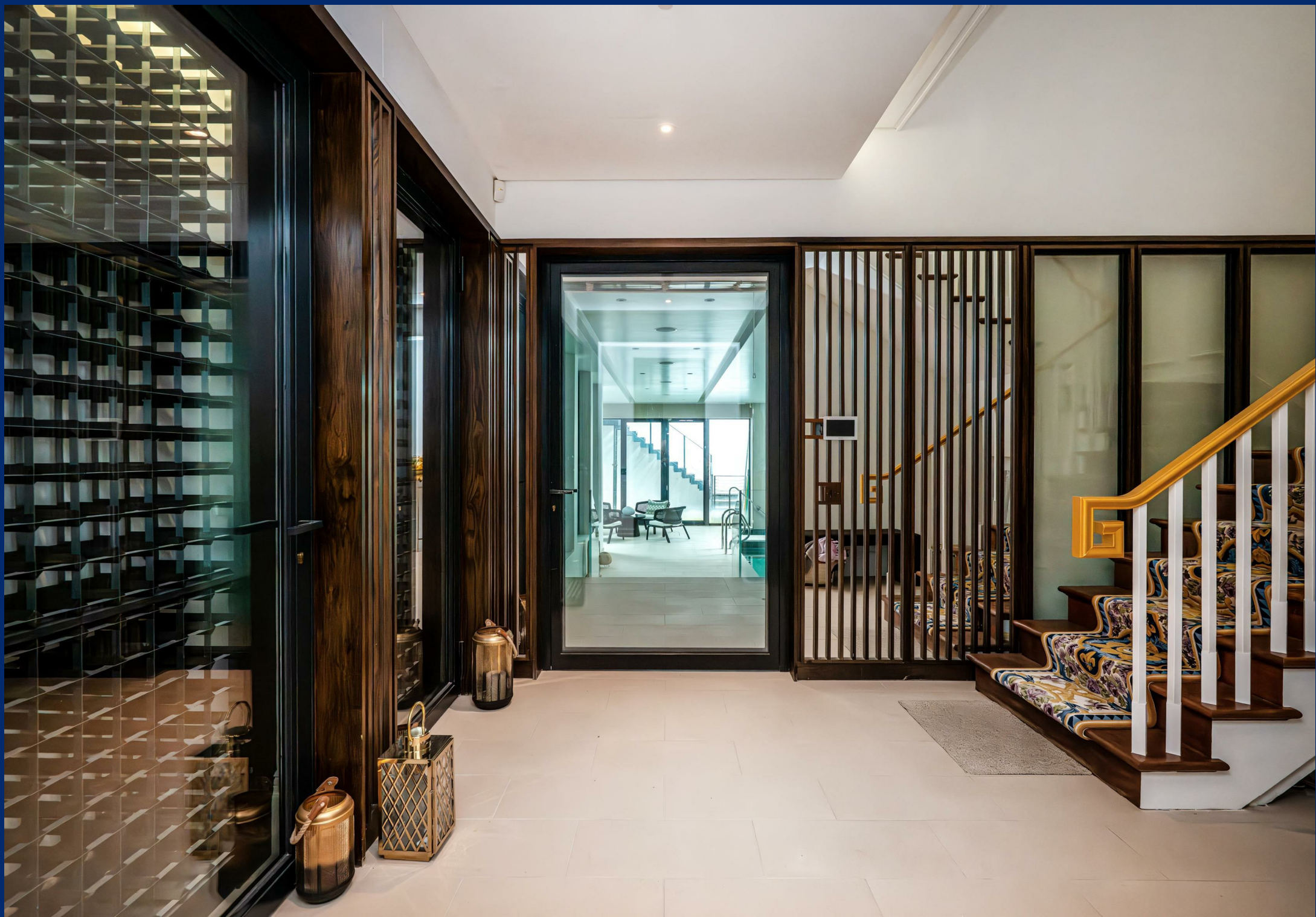








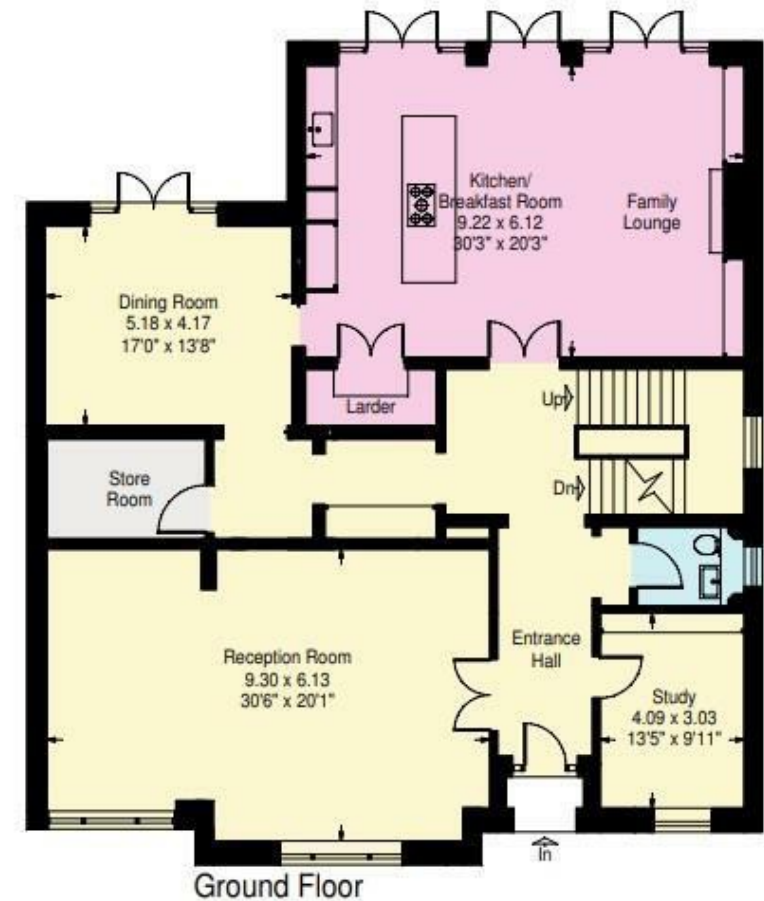






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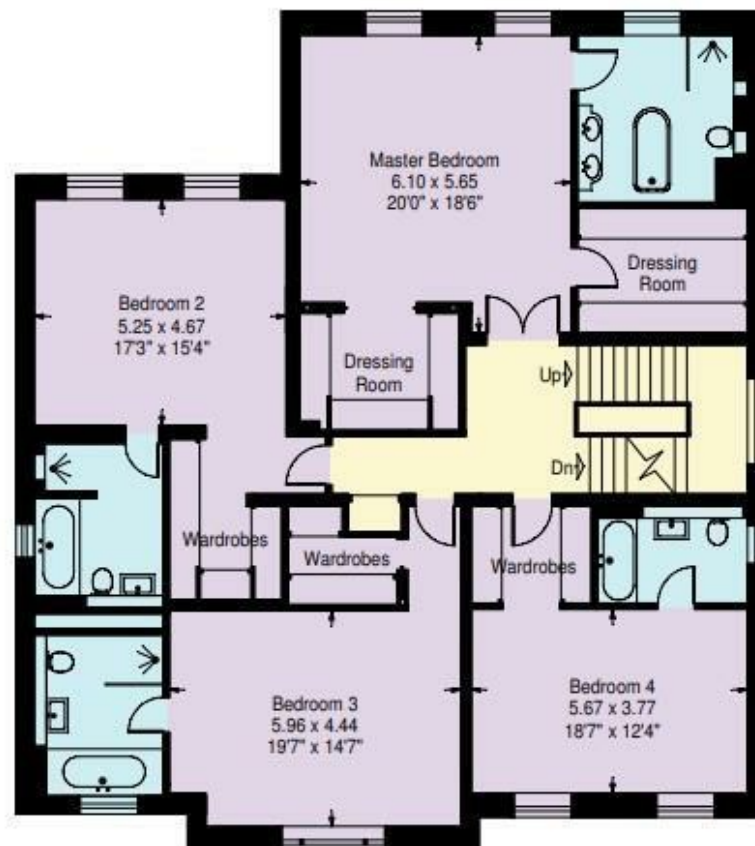
Approximate Gross Internal Area:
(Excluding eaves) - 864.0 sq.m. / 9300 sq.ft.
(Including eaves) - 901.4 sq.m. / 9703 sq.ft.



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This plan is for guidance only and must not be relied upon as a statement of fact.

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First Floor



Second Floor

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