



Wood Vale, Queen's Wood, N10
£2,500,000 **Freehold**

 **litchfields**

44 highgate high street, highgate village, london, n6 5hx
telephone 020 8348 8000 facsimile 020 8348 8232
email highgate@litchfields.com litchfields.com
offices also in hampstead garden suburb & crouch end



We are pleased to offer for sale this super 6 bedroom detached 1920s family home for the first time in over fifty years. Arranged over 3 floors and providing versatile entertaining and living space, the ground floor offers a spacious entrance hallway, 2 generous reception rooms, kitchen-breakfast room and guest cloakroom/shower-room. The first floor has a large landing with 5 bedrooms, family bathroom and separate w.c. The top floor provides a self-contained studio with kitchenette, shower room and small balcony with lovely southerly views to the rear, there are also far reaching views east towards Alexandra Palace. Further benefits include a large, southerly facing rear garden with garden room, rear terrace, carriage driveway, with parking for 3 cars, electric vehicle charging point and a garage. Enviable located along a quiet residential road adjacent to Queen's Wood and the Woodland Walk, well placed for fast access to Highgate tube, and all the amenities of Highgate Village, Crouch End and Muswell Hill Broadways. It is also in the catchment area for highly regarded primary and secondary schools as well as Highgate and Channing independent schools. EPC - D



Detached 1920s family home
2 reception rooms
Kitchen-breakfast room
Ground floor cloak/shower room
6 bedrooms
Family bathroom
Separate wc
Self-contained top floor studio (bed 6)
Studio has kitchenette, shower room and southerly facing balcony
Mature 72' south facing garden
Carriage driveway with parking for 3 cars
EV charging point
Garage
Close to Highgate Tube
Next to Queen's Wood and Woodland Walk

EPC - D







Wood Vale

Approximate Gross Internal Area = 26333 sq ft / 244.7 sq m

(Excluding Reduced Headroom / Eaves Storage /

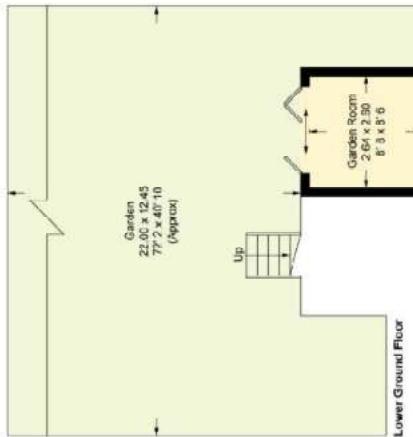
Garden Room / Lean To)

Reduced Headroom / Eaves Storage = 193 sq ft / 17.9 sq m

Garage = 172 sq ft / 16 sq m

Storage = 28 sq ft / 2.6 sq m

Total = 3026 sq ft / 281.2 sq m



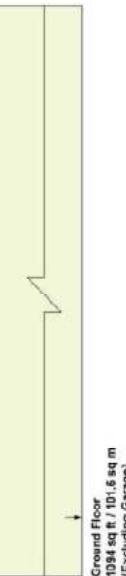
[] = Reduced Headroom below 1.5m / 5'0



Second Floor
669 sq ft / 62.2 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
1063 sq ft / 98.8 sq m



Ground Floor
1984 sq ft / 181.6 sq m
(Excluding Garage)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.