



THE ESTATE COMPANY



Parklands, Cholmeley Park, London, N6 5FE

£2,200,000

- 2676 Sq Ft
- Off Street Parking
- Communal Garden
- Additional Parking
- Four Bedrooms
- Freehold
- Private Garden
- Integral Garage
- Three Receptions
- Gated Development

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com

14 Parklands, Cholmeley Park, London N6 5FE

An Exceptional Semi-Detached Residence in an Exclusive Gated Enclave

Discreetly positioned within an exclusive private gated development of only eleven homes, this superb semi-detached residence offers the perfect blend of luxury, space, and tranquillity. Built in the mid-1990s, the house is ideally located just off Cholmeley Park, moments from the vibrant heart of Highgate Village and within easy reach of Highgate Underground Station (Northern Line).

Extending to 2676 sq ft and arranged over four beautifully proportioned floors, the property has been thoughtfully designed to provide versatile living and entertaining space, perfectly suited to modern family life.

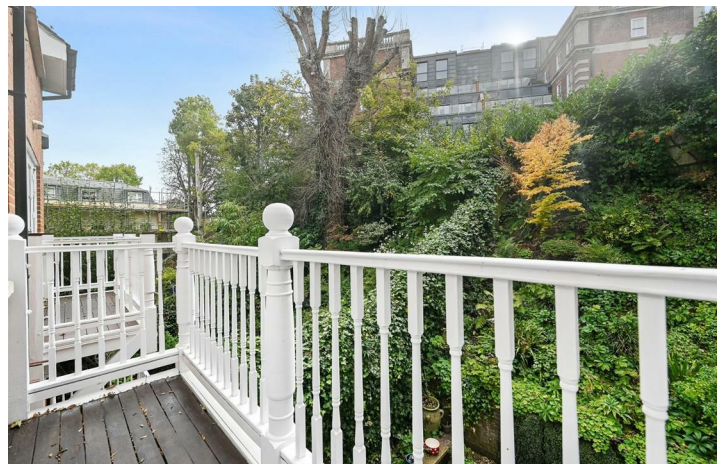
Highlights include:

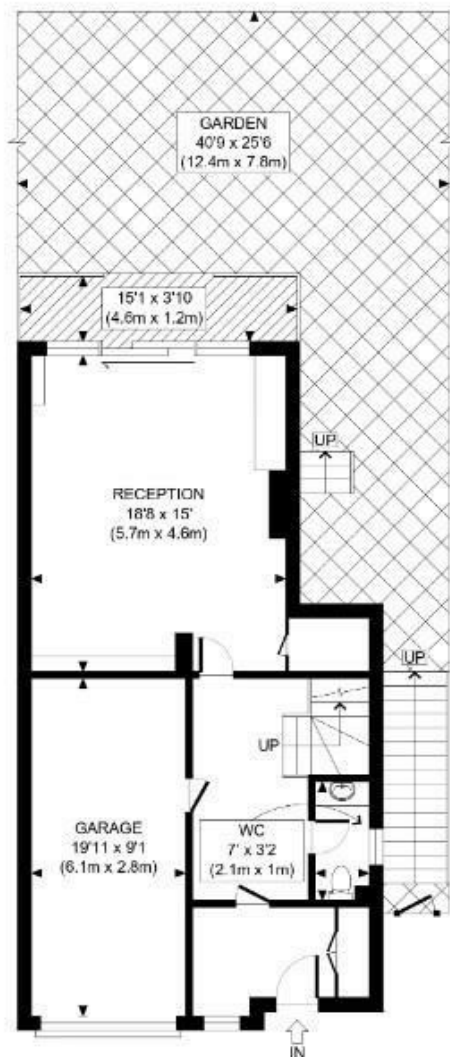
Elegant reception rooms with excellent natural light

A well-appointed kitchen and dining area opening onto the garden

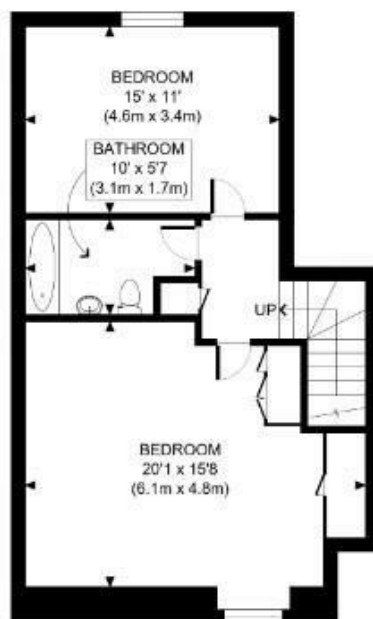


Council Tax Band:





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 693 SQ FT
FLOOR AREA WITHOUT GARAGE 500 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 605 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 690 SQ FT

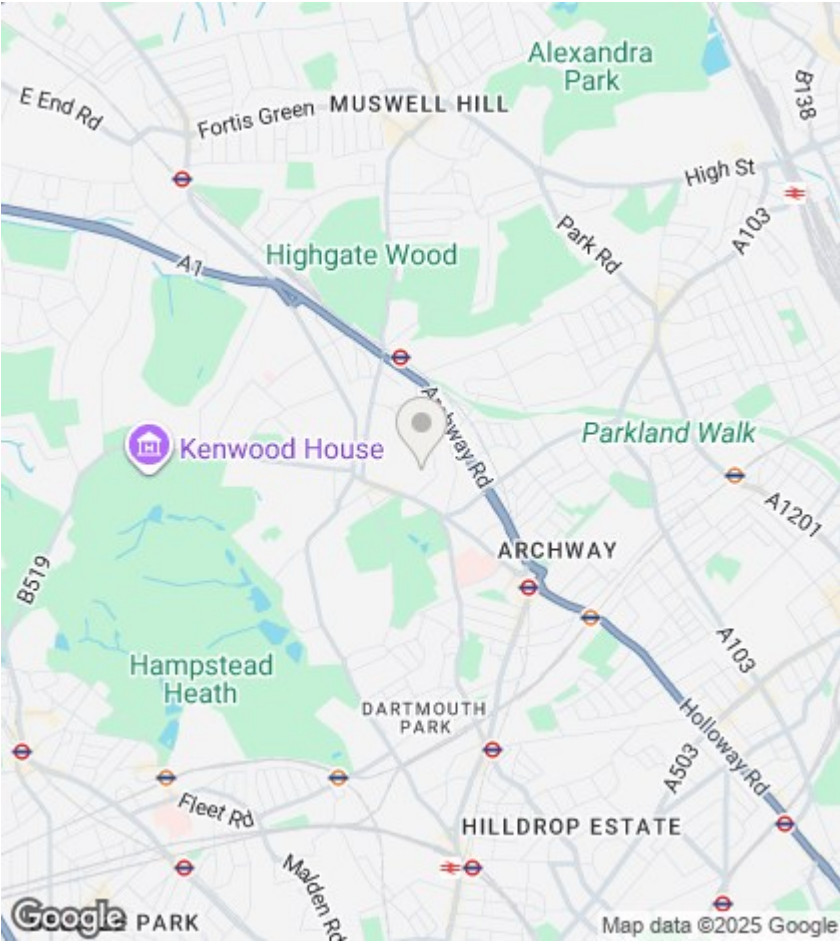


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 688 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 2676 SQ FT/ 249 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 2483 SQ FT/ 231 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	