





Set back behind a generous private driveway, bordered by lawns and mature hedging, North Mount is an exceptional Edwardian Arts and Crafts home of great character, scale and presence. Built in 1910, this handsome family house has been thoughtfully cared for and sensitively updated by its current owners, who have restored many of its original features.



ABODE
SALES & LETTINGS



















Floor 0

Approximate total area⁽¹⁾

287.4 m²

3093 ft²

Reduced headroom

0.9 m²

10 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Floor 0

Approximate total area⁽¹⁾

195.8 m²

2107 ft²

Reduced headroom

0.4 m²

4 ft²

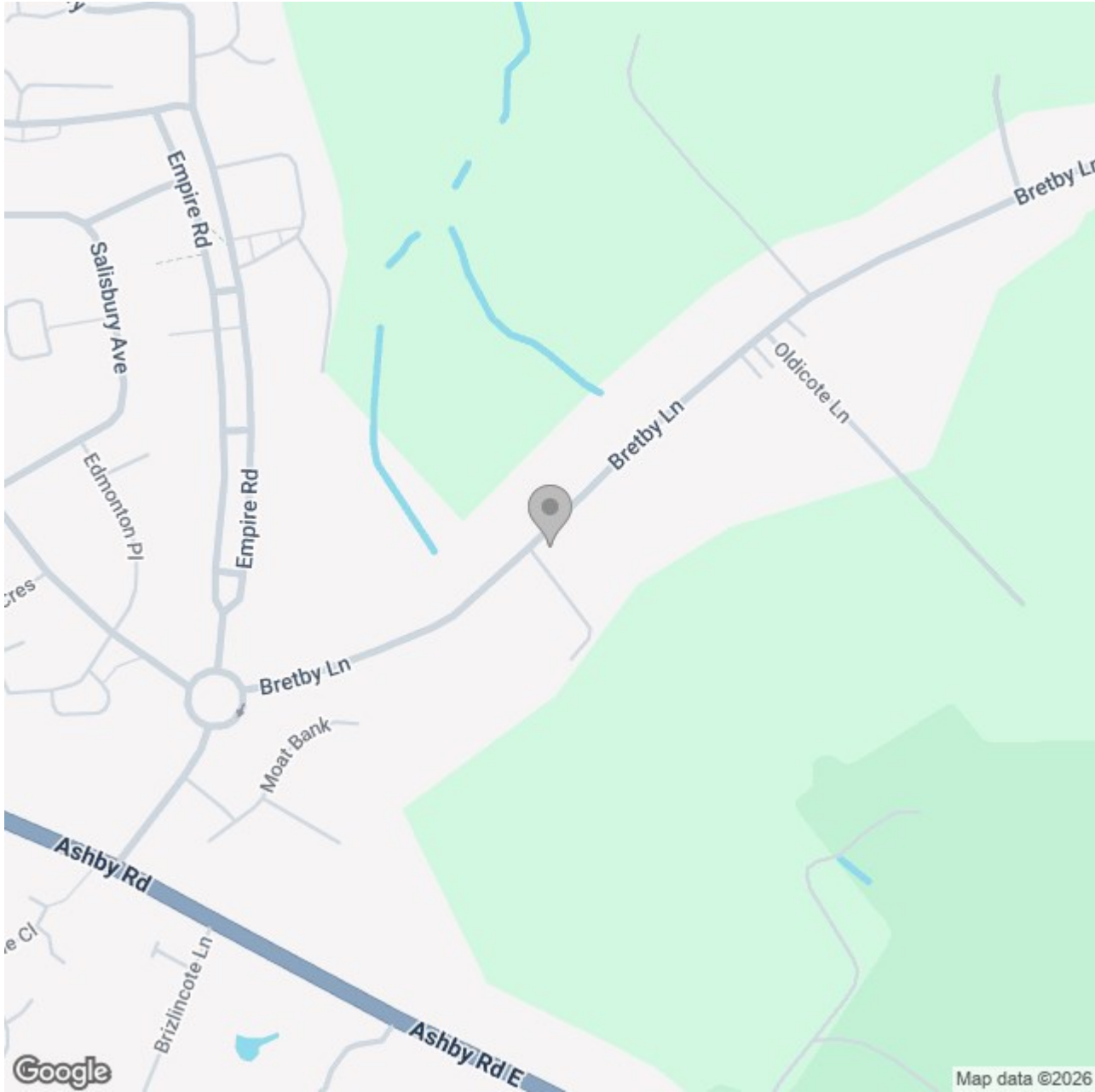
(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 