

# Hamptons

INTERNATIONAL



**Woodland Rise, London, N10**

6  3  3 

**£2,500,000**

(£2,500,000)

## Property details




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### Key features

- **Double fronted**
- **6 bed**
- **3 bath**
- **rear extension**
- **landscaped garden**
- **close to Highgate tube**
- **period features**

## Woodland Rise, London, N10

6  3  3 

**£2,500,000**  
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## Description

An Edwardian double fronted house with 6 bedrooms and 3 bathrooms, with south facing garden. The house retains a wealth of original period features that include stunning fireplaces in each room, tiled floor in the hall and wooden floors in the living room and bedrooms. The ground floor has generous lateral space, ideal for entertaining and family gatherings. The large double reception rooms are fully opened with 3 sash windows to the front and doors to the rear opening onto the south facing garden. The opposite side of the hall has the dining room that leads to the modern fitted kitchen that has been fully extended creating a kitchen diner with underfloor heating. There are quality integrated appliances and generous work surfaces. Natural light floods in during the day. A door leads down to the cellar and utility room where there is also good storage and another door to the front street. The grand staircase leads to the first floor, there are four double bedrooms, including a principal with en-suite. There is also a family bathroom with a Japanese toilet. Double glazed sash windows have been installed throughout the property with exception of the top floor that has another 2 bedrooms, a small kitchen and full bathroom. Outside A south facing landscaped garden accessed from both kitchen diner and rear reception room. There is a stone patio, ideal for Al-fresco dining. Steps lead up to the artificial lawn that has raised beds around the borders, ideal for planting a variety of flowers, evergreens and vegetables. Situation Woodland Rise is considered one of Muswell Hills most desirable roads, with the close proximity to Highgate Woods and Highgate Tube and being within easy reach of Muswell Hill Broadway, proving popular with families and professionals. Property Ref Number: HAM-56684



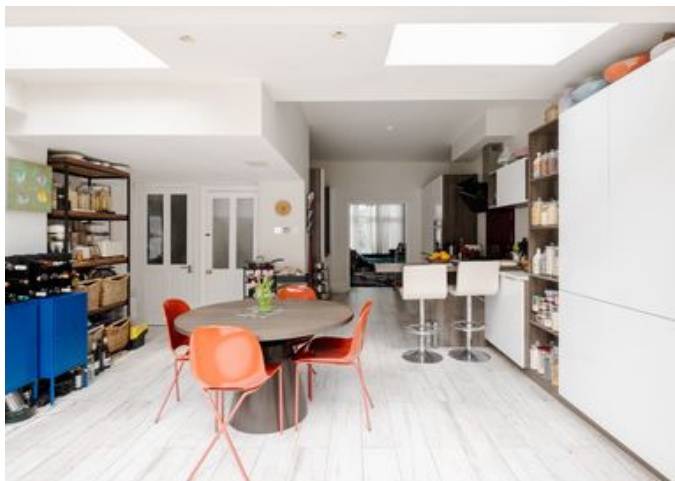








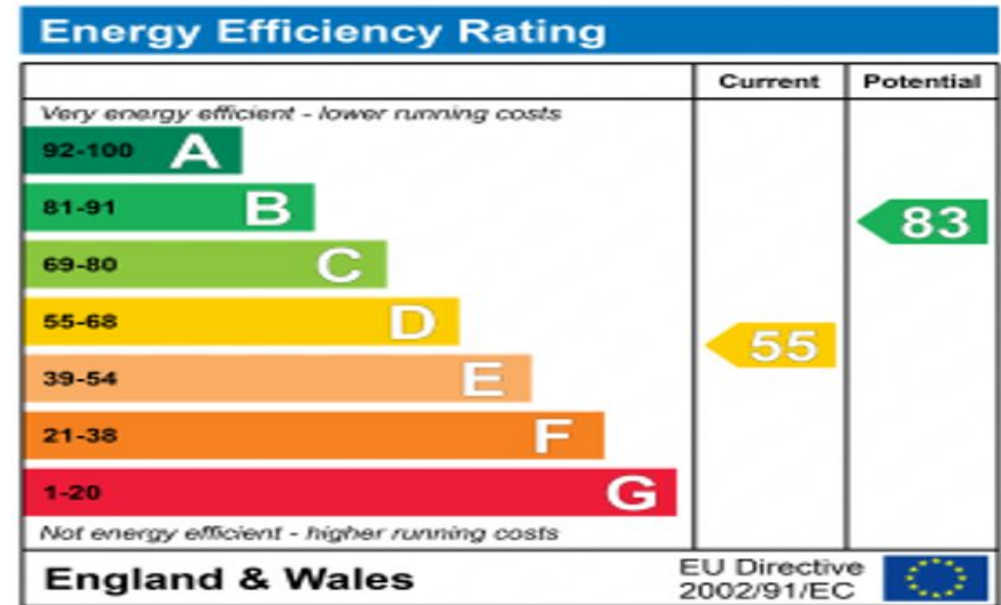












# Floor plan

## WOODLAND RISE

Approximate Gross Internal Area (including ceiling / excluding reduced headroom / eaves)

Lower Ground floor = 216 sq. ft. (20.1 sq. m.)

Ground floor = 1090 sq. ft. (101.3 sq. m.)

First floor = 866 sq. ft. (80.5 sq. m.)

Second floor = 574 sq. ft. (53.3 sq. m.)

Reduced headroom / Eaves = 114 sq. ft. (10.6 sq. m.)

Total = 2860 sq. ft. (265.8 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and corners bearings before making any decisions about your plan.

# Location

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**+44 (0)20 8618 4551**

**international@hamptons.co.uk**

**www.hamptons-international.com**