

# Claremont Road N6

£1,475,000 *Freehold*

4 2 1

A super four bedroom terraced Victorian house arranged over three levels and with two reception rooms.

The property is offered for sale chain-free and comprises well-proportioned accommodation including

## KEY FEATURES

- Four Bedrooms
- Two Reception Rooms
- Mature Rear Garden
- Chain-Free





**Highgate**
020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...



an extended kitchen/breakfast room that provides direct access to a mature rear garden.

Located on a peaceful residential street, the property is conveniently located for easy access to a variety of amenities including Highgate Tube Station, bus routes into the City and West End, an excellent selection of local schools and the open spaces of The Parkland Walk and Highgate Wood. The varied selection of shops and restaurants of Crouch End are also easily accessible.











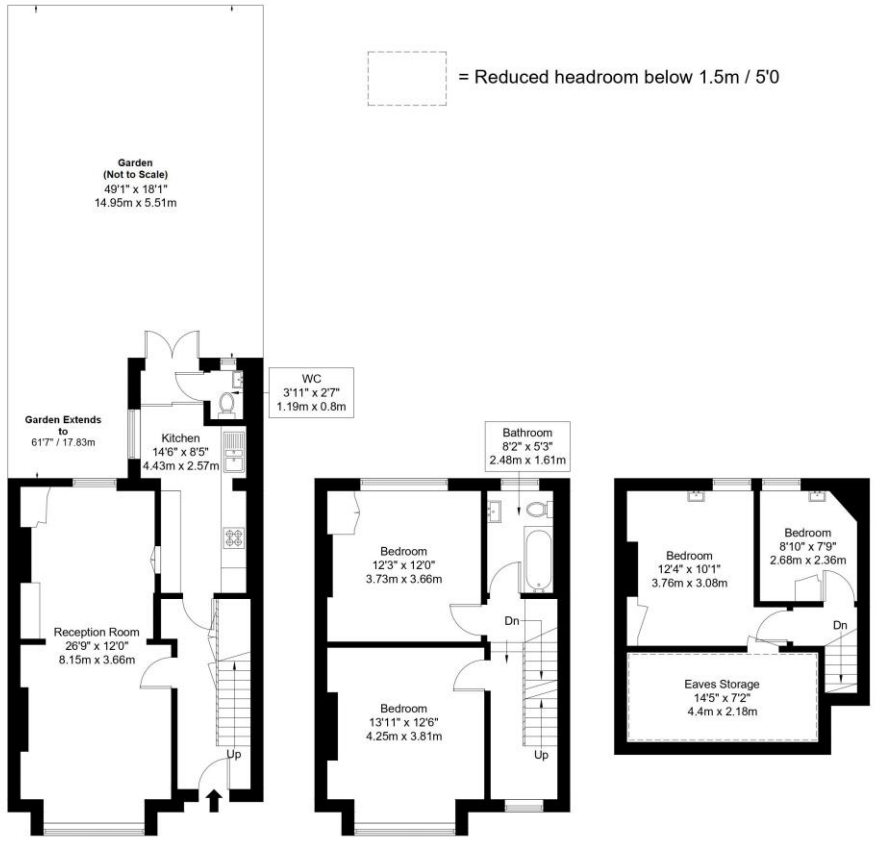






# Claremont Road, N6 5BY

Approx Gross Internal Area = 115 sq m / 1238 sq ft
Restricted head height / Eaves Storage = 10.1 sq m / 109 sq ft
Total = 125.1 sq m / 1347 sq ft

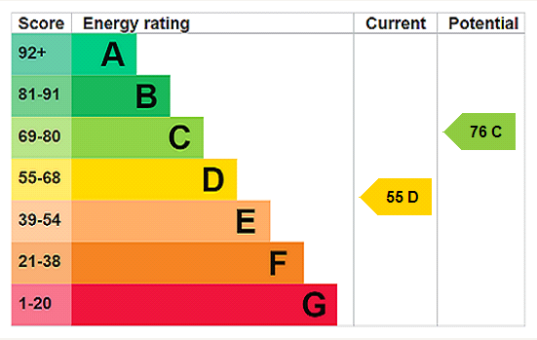



Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BleuPlan




## MATERIAL INFORMATION:

**Tenure:** Freehold.
**Council Tax:** Haringey Council BAND F (£3,342.13 for 2026/27).
**Parking:** Residents parking by permit.
**Utilities:** Mains connected electricity, gas, water and sewerage.
**Broadband and Data Coverage:** According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with good mobile phone reception depending on your service provider.
**Construction Type:** Brick and slate/asphalt.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

https://www.winkworth.co.uk/sale/property/HGT260049

**Highgate**
020 8341 1988 | highgate@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.