



**SUSSEX GARDENS N6**  
**£1,150,000 FREEHOLD**

**A FOUR BEDROOM TOWNHOUSE AT THE END OF A SMALL TERRACE AND FACING A LEAFY SQUARE, WITH TWO BATHROOMS (ONE EN SUITE) AND OFF-STREET PARKING.**

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## DESCRIPTION:

A four bedroom townhouse at the end of a small terrace and facing a leafy square, with two bathrooms (one en suite) and off-street parking. The accommodation is classically arranged for a townhouse over three floors. The ground floor contains a reception room, guest WC and modern fitted kitchen/dining room with the main reception room on the first floor, looking directly onto the trees in the square, along with the main bedroom with en suite bathroom. Three further bedrooms and an additional bathroom are situated on the top floor. The house also boasts a secluded south-east facing rear garden (with side access) and front off-street parking. The house has two through-floor lifts which can be removed if required.

Sussex Gardens is a cul-de-sac located off Great North Road, adjacent to Woodside Avenue. It is conveniently situated for easy access to Highgate Village, Muswell Hill and East Finchley and therefore a variety of amenities including Highgate Tube and East Finchley Tube Stations, bus services into the City and West End, the open spaces of Highgate Wood, Queens Wood, Cherry Tree Wood and Hampstead Heath. Highgate schools are close by. Our client informs us that the square has a strong community spirit and good neighbours.

## MATERIAL INFORMATION:

**Tenure:** Freehold.

**Council Tax:** Haringey Council BAND G (£3,679.90 for 2025/26).

**Parking:** Off Street Parking.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage:** According to Ofcom, Ultrafast Broadband services are available (Openreach & Virgin Media) with a good level of mobile phone coverage.

**Construction Type:** Brick and pitched tile roof.

**Heating:** Gas central heating.

**Flood and Erosion Risk:** Very low.

**Planning Permission and Proposals for Development:** Ask Agent.

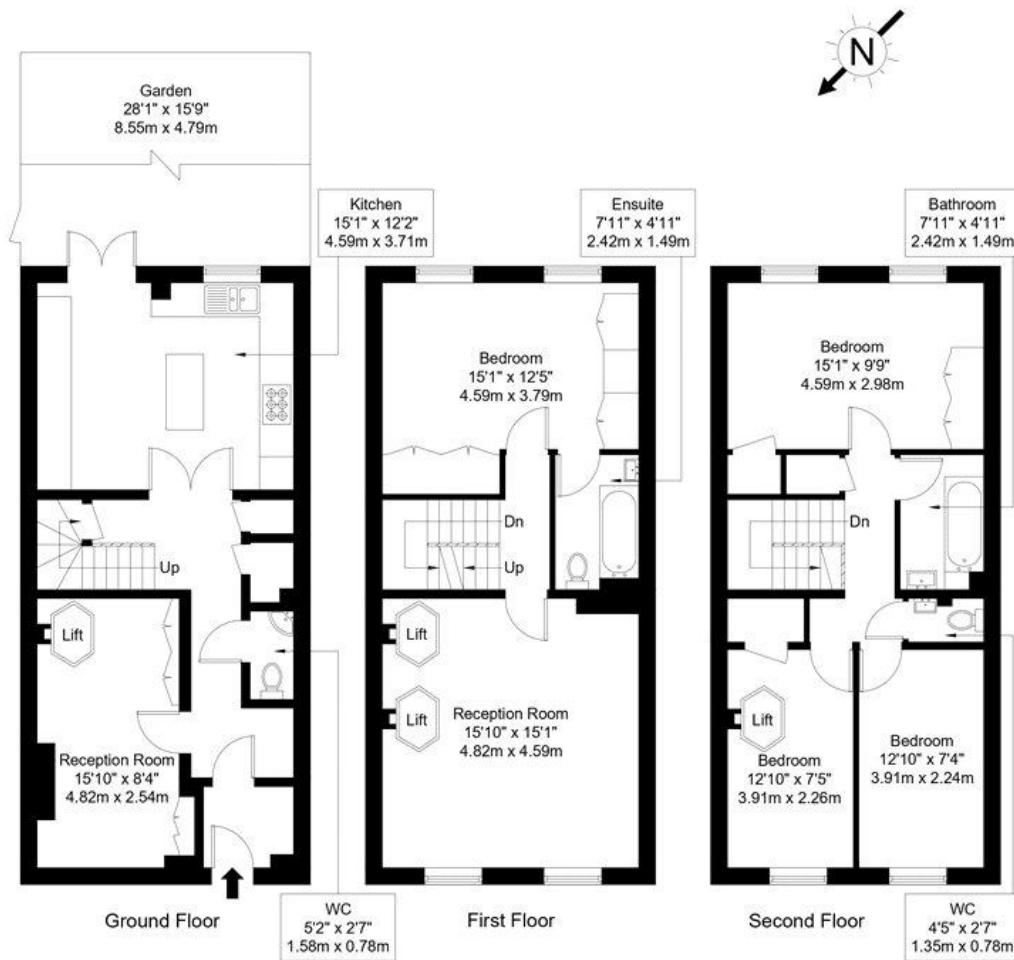
**Property Accessibility and Adaptations:** The property has two "through-floor" lifts.





# Sussex Gardens, N6 4LY

Approx Gross Internal Area = 144.3 sq m / 1553 sq ft



Ref :

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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.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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