



Woodland Cottage, North Hill N6

£1,980,000 *Freehold*



Woodland Cottage is a beautifully proportioned four-bedroom semi-detached Georgian house, believed to date from the early 19th century (circa 1820) based on architectural detail and historical research.

Preceded by a landscaped front garden, this handsome, classic Georgian home (non-listed) has been thoughtfully and extensively refurbished in recent years, with a carefully designed extension that enhances both space and natural light. **The result is characterful yet light, versatile and well-balanced family accommodation arranged over two floors**, combining period charm with the practicalities of modern living. The house offers an excellent sense of flow, with generous reception spaces and direct connections to the garden, making it equally suited to everyday family life and entertaining.

Woodland Cottage is ideally positioned for the many amenities of Highgate Village, including an outstanding selection of highly regarded state and private schools. Local bus routes provide easy access to the City and West End, while Highgate Underground Station is within walking distance. The open spaces of Hampstead Heath, Highgate Wood and Waterlow Park are also close-by, offering some of London's finest green spaces.



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KEY FEATURES:

- A beautifully extended kitchen with under-floor heating
- Direct access from the kitchen to a generous rear garden
- Two elegant reception rooms with period detailing
- Three bathrooms, including a ground-floor shower room
- Side garage and gated off-street parking

GARDEN, GARAGE & EXTERIOR:

To the rear is a **40'11" x 38'1" private, walled garden**, presently laid mainly to lawn with mature borders featuring a variety of ornamental and fruit trees. A well-placed patio provides an ideal space for outdoor dining and entertaining. The garden can be accessed directly from the kitchen or via the adjoining utility area.

The side garage provides secure parking for one car, with additional space behind that lends itself to a variety of alternative uses, such as a home gym, workshop, storage or pet area. There is also off-street parking for a further car on the drive behind closed gates, with **potential to install on-drive EV home charging**, subject to requirements.

RECEPTION ROOMS & INTERIOR DETAIL:

The house offers **two additional reception rooms**, each with traditional features including coving, panelled doors and skirtings. One is currently arranged as a study, with wood-burning stove set within a bolection marble surround. The other is used as a formal sitting room, featuring an ornamental marble fireplace with compliant gas fire, creating a warm and elegant atmosphere.

A staircase rises to the first floor, which comprises **four bedrooms and two further bathrooms**. The two front bedrooms both benefit from built-in wardrobes and ornamental fireplaces, while the two rear bedrooms enjoy views over the garden. The arrangement



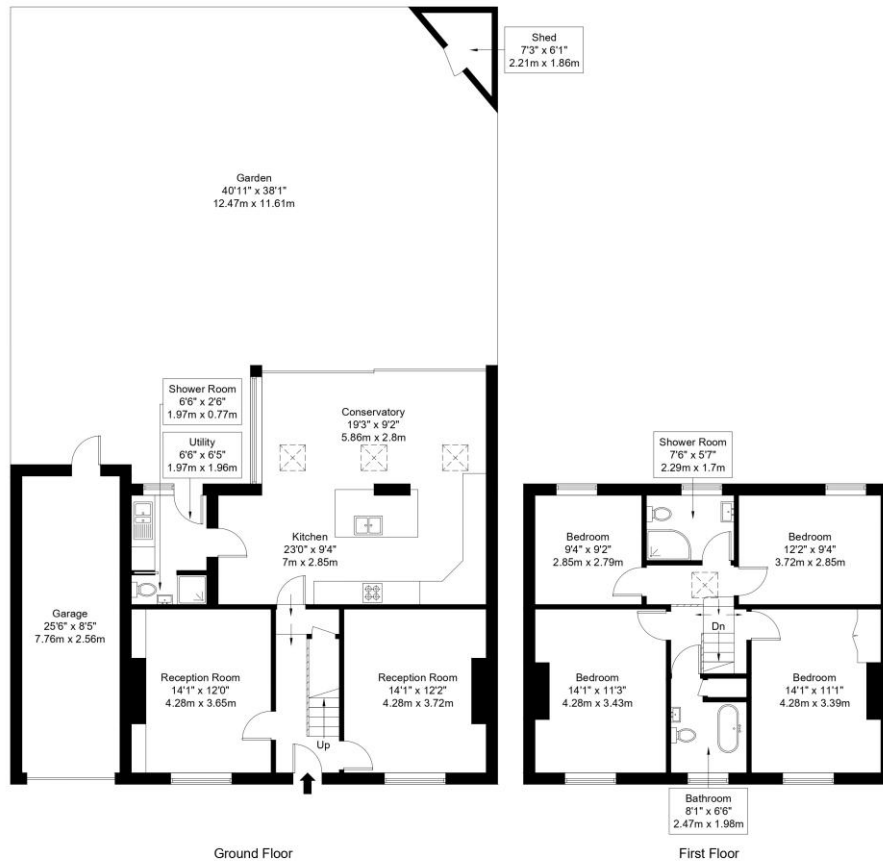
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Approx Gross Internal Area = 173.1 sq m / 1863 sq ft
(includes Garage)



Ref :

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MATERIAL INFORMATION:

Council Tax Band: Haringey Council BAND F (£3,342.13 for 2026/27)

Parking: Garage and off-street parking. Residents parking permits available to purchase from Local Authority.

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 a good level of reception for mobile phones pending your service provider.

Construction Type: Brick and slate.

Heating: Gas central heating,

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

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