



Townsend Yard, London, N6

Asking Price: £1,200,000



Townsend Yard, London, N6

 2 Bedroom (s)  2 Bathroom (s)  Freehold

*Please note that the images shown are of the show house, and the exterior image is a CGI.

Located in prime Highgate Village is a limited collection of newly built 1, 2, and 3-bedroom freehold houses in one of North London's most desirable and affluent areas. Highgate is renowned for its leafy streets, heritage charm, and vibrant high street lined with Georgian boutique shops, cosy pubs, restaurants and cafés.

Townsend Yard is a rare opportunity to buy a brand-new home in the heart of a historic London village. The houses benefit from an air source heat pump (ASHP), and the ground floor has underfloor heating with engineered oak flooring. Fitted wardrobes in the principal bedrooms, contemporary kitchens with high-quality integrated appliances, including Quooker taps. Stone/porcelain tiling in the bathrooms, complemented by high-end fittings and Dornbracht bathroom taps in all suites, along with sustainable, low-energy lighting throughout.

The elevated position of Highgate offers stunning views over London, particularly from the top of Highgate Hill.

Home to Highgate and Channing Schools, which are two of London's top independent schools,

- Freehold Chain Free House
- Open Plan Kitchen
- Reception Room
- Private Garden
- Guest WC
- 2 Bedroom
- 2 Ensuite Bathrooms





**House 2,
Townsend Yard, N6**
Approximate gross internal area
110.46 sq m / 1189 sq ft
(Including Loft)
Loft
25.73 sq m / 277 sqft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of Stu J Beesley.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,200,000

Tenure: Freehold

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HAM250154

T: 020 8341 2335

E: highgate.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

