



**HOLLY VILLAGE, HIGHGATE, LONDON, N6
OFFERS IN EXCESS OF £3,500,000 FREEHOLD**

**AN ENCHANTING THREE BEDROOM, GRADE 2 LISTED
DETACHED HOUSE SET IN AN EXTRAORDINARY,
PRIVATE ENCLAVE OF VICTORIAN GOTHIC HOUSES.**

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

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DESCRIPTION:

This beautifully presented detached house is an integral part of this extraordinary, private estate of unique properties centred around a picturesque, landscaped quadrangle just moments from Parliament Hill and Highgate Village.

Holly Village is an important enclave of just twelve English Heritage Grade II Listed dwellings designed in the Victorian Gothic revival style, by the renowned architect Henry Darbishire, for the philanthropist Baroness Angela Burdett-Coutts and was completed in 1865.

MATERIAL INFORMATION:

Tenure: Freehold

Council Tax: Camden Council BAND H (£4,021.14 for 2024/25).

Estate Fee: Approximately £700.00 per annum.

Parking: Private Garage.

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

Broadband and Data Coverage: Ultrafast Broadband services are available (Community Fibre, Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate

Heating: Gas central heating.

Covenant: Please ask for a copy of the Holly Village Deed of Covenant and Owners Guide.

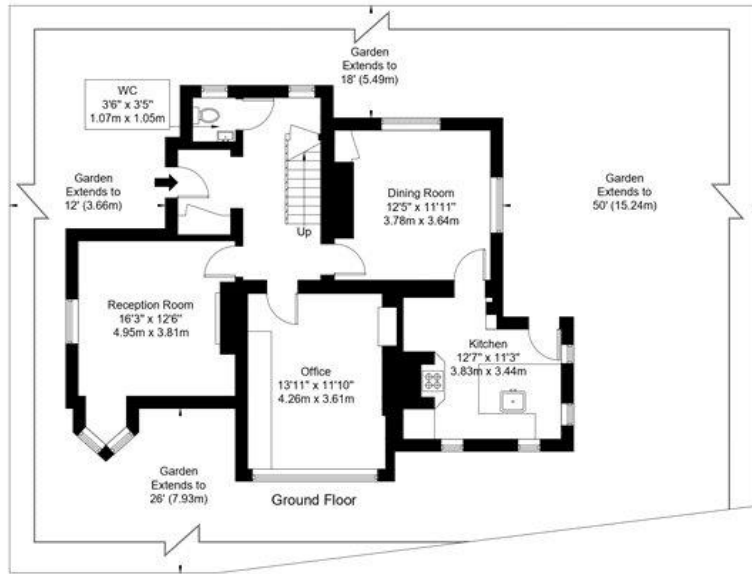


Holly Village, N6 6QJ

Approx Gross Internal Area = 151.8 sq m / 1634 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 163.5 sq m / 1760 sq ft

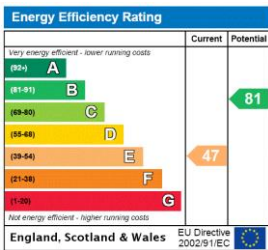


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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.



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