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INTERNATIONAL

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STORMONT ROAD, N6



**SOLE AGENT. FREEHOLD.  
GUIDE PRICE £6,000,000.**

**RECEPTION ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM:  
CONSERVATORY: OFFICE: 6 BEDROOMS (4 EN SUITES): FAMILY BATHROOM:  
GUEST WC: DOUBLE GARAGE: LARGE FRONT & REAR GARDENS:  
OFF-STREET PARKING**

Situated on a magnificent south east facing plot of 0.44 acre with mature and private gardens, is this rare opportunity to purchase a low built detached family house, set behind a deep driveway with a double garage and arranged over just 2 floors spanning 3,897 Sq Ft (362 sq m).



Internally this fine, bright & airy home features a well-proportioned drawing room, a dining room with French doors leading on to the garden, a kitchen breakfast room, an office, a large conservatory with wide patio doors & 2 bedroom suites which could easily be converted into a gym/playroom.



Upstairs there are 4 bedroom suites (2 with en suites), including an oversized principal bedroom with views over the garden, a dressing room and en suite bathroom. There is also an additional family shower room.



There is also the possibility of substantial development potential to either heavily extend the house or to construct a new mansion subject to all the necessary planning consents required.



Stormont Road is moments away from the open spaces of Kenwood House and the Heath, and is well located for the local schools, the Northern Line and Highgate & Hampstead Village.

# Stormont Road, N6

Gross internal area (approx.)

3943 Sq ft (366 Sq m) Including Outside Store

3897 Sq ft (362 Sq m) (Excluding Outside Store)

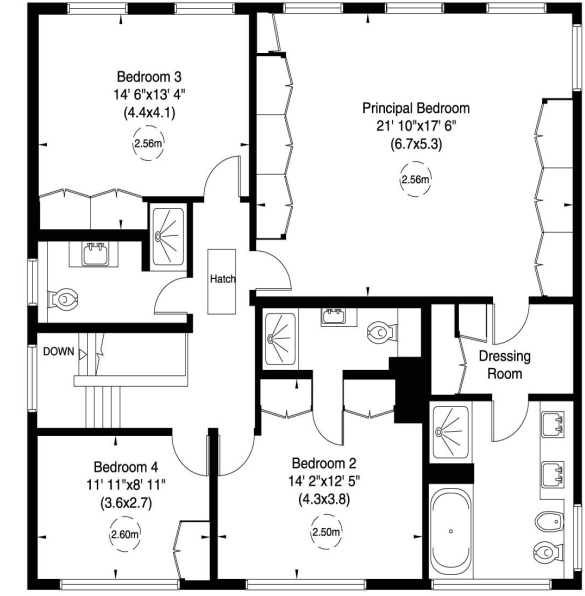
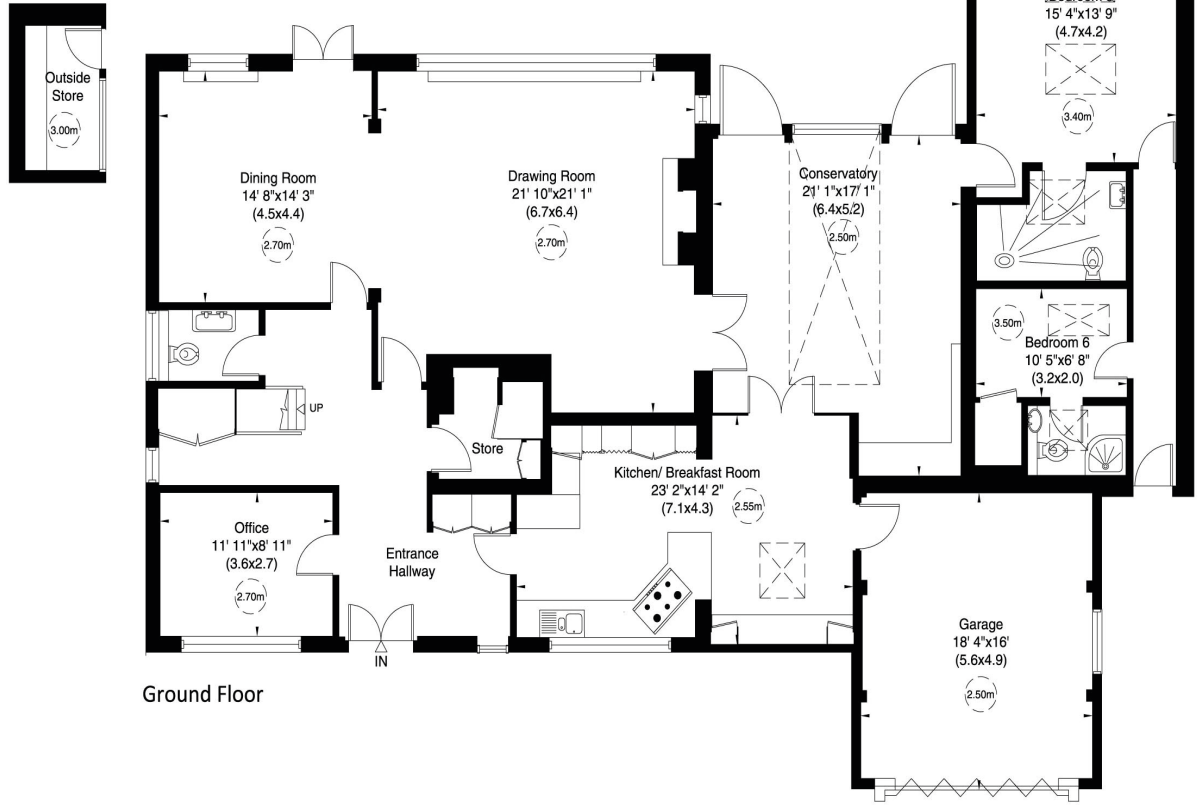
For identification only, Not to Scale



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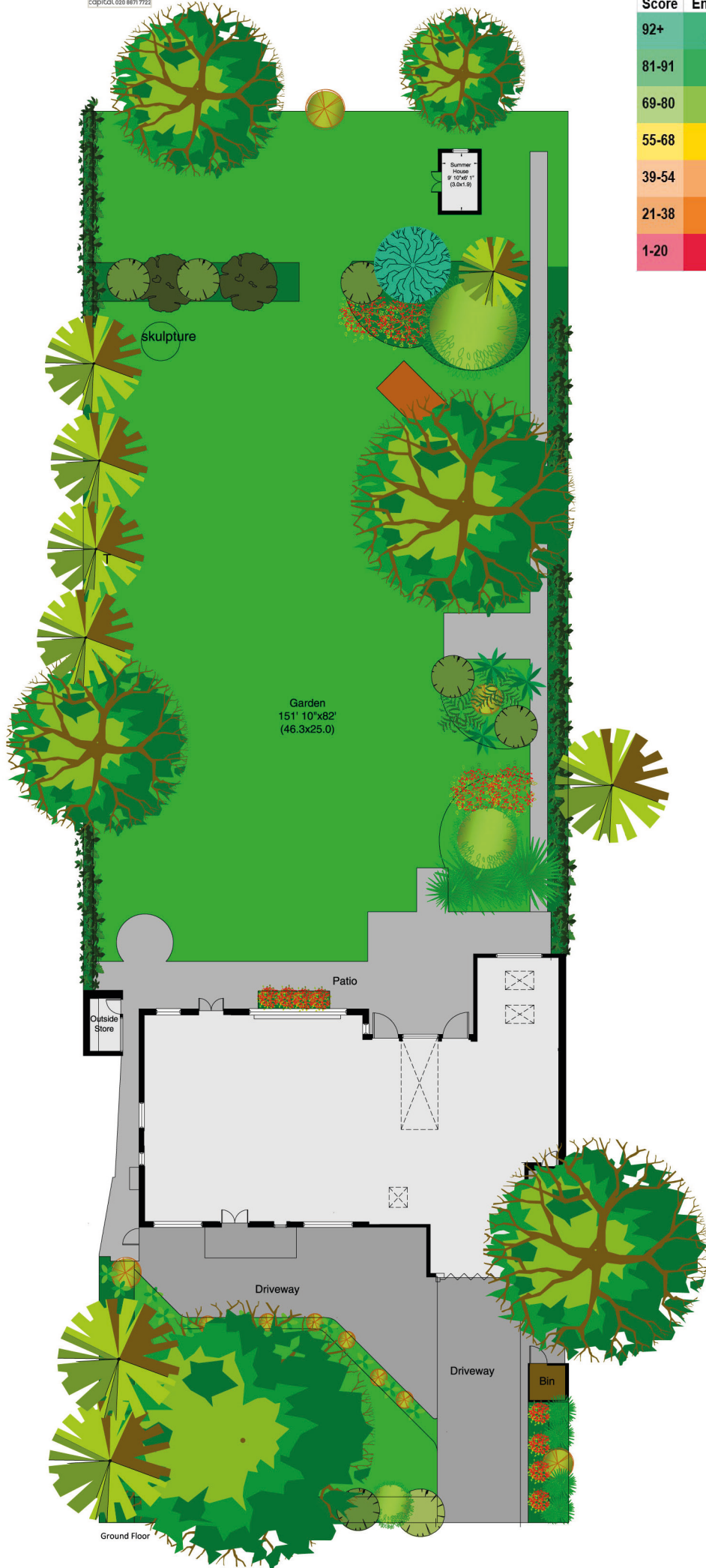
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.



capitol\_020 8871 7722



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D	67   d	
39-54	E		
21-38	F		
1-20	G		

Ground Floor