



# BYRON VILLA

THE GROVE HIGHGATE VILLAGE  
LONDON N6

## HIGH SOCIETY

- 5 BEDROOMS
- 5 BATHROOMS
- CINEMA AND BAR
- WINE CELLAR
- GYM
- LIFT ACCESS
- SEPARATE STUDIO APARTMENT
- OFF-STREET PARKING
- CAR CHARGING POINT

Located on one of Highgate Village's most prestigious roads, Byron Villa is a stunning new townhouse, perfectly placed for the village High Street, lined with independent shops and cafes.

Designed to the highest specification and finish, the property offers spacious accommodation including 5 double bedrooms, 5 bathrooms and 2 dressing rooms, with the Master Suite taking up an entire floor. On the lower ground floor there is a large cinema/entertainments room with a bar, gym and wine cellar. At garden level is a studio apartment with its own private access, fitted with compact kitchen and en-suite facilities.

On the ground floor, off the elegant marble tiled entrance hall, is the formal drawing room with 3 pairs of French doors opening onto a balustraded upper terrace, as well as a study and guest cloakroom/W.C.

The garden level is ideal for open plan family living. The kitchen is fitted with sleek lacquered units and integrated appliances – with a beautiful granite topped island breakfast bar. A formal dining area with ample space for ten guests adjoins, beyond which is the informal sitting room, and 3 pairs of French doors, opening onto the wide paved terrace and flight of stone steps leading to the tastefully landscaped and planted rear gardens.

Byron Villa also has off-street parking – unique and scarce in this beautiful prime location.

Families living in Highgate are favoured in their choice of schools, which include St Michaels C of E and St Joseph's RC, Channing School for girls and co-educational Highgate School.



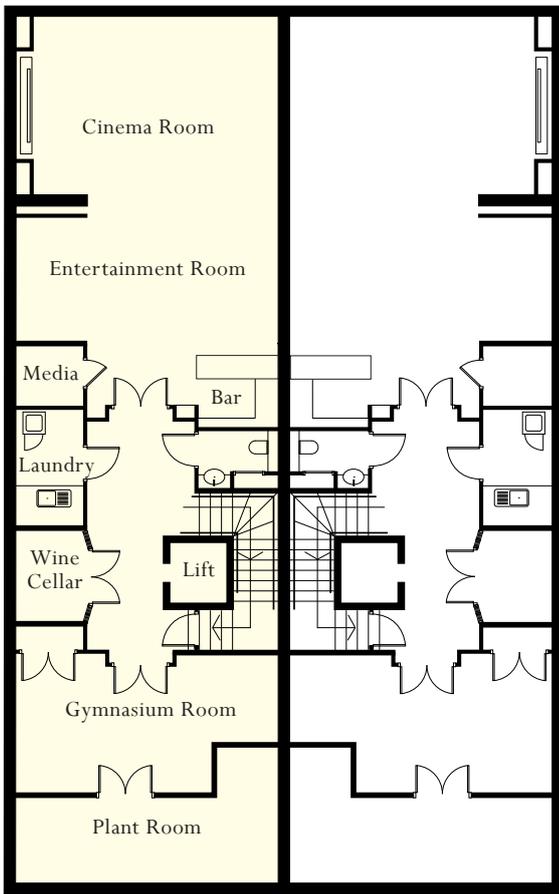
A LUXURY DEVELOPMENT BY:

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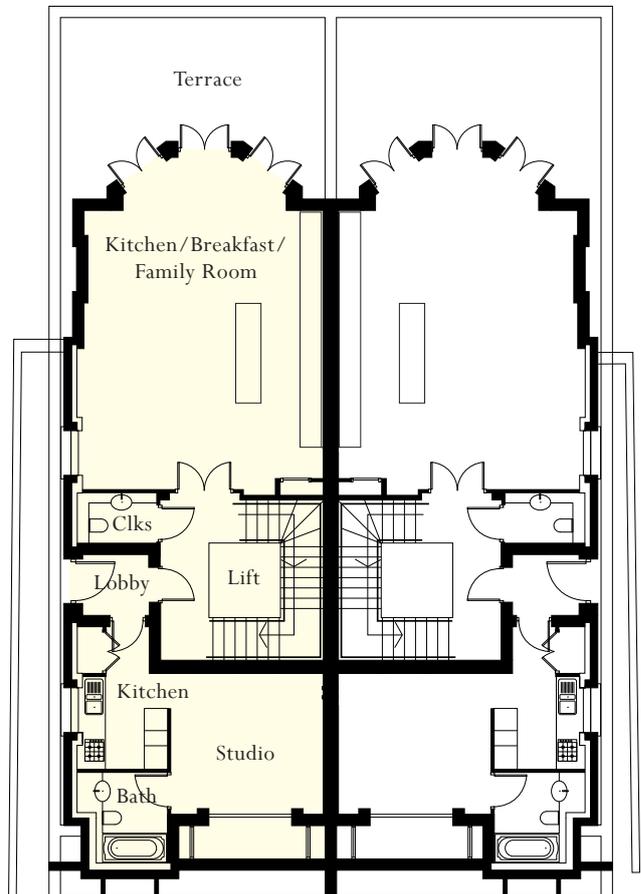
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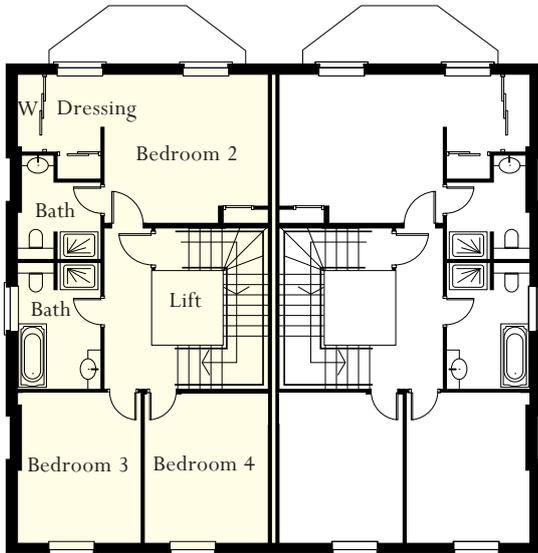
**LEISURE FLOOR**

Cinema	7.00 x 4.80m (23'0" x 15'9")
Entertainment Room	7.00 x 5.50m (23'0" x 18'0")
Laundry	2.67 x 1.75m (8'9" x 5'9")
Wine Store	2.45 x 1.87m (8'0" x 6'2")
Gymnasium	7.00 x 3.65m (23'0" x 12'0")



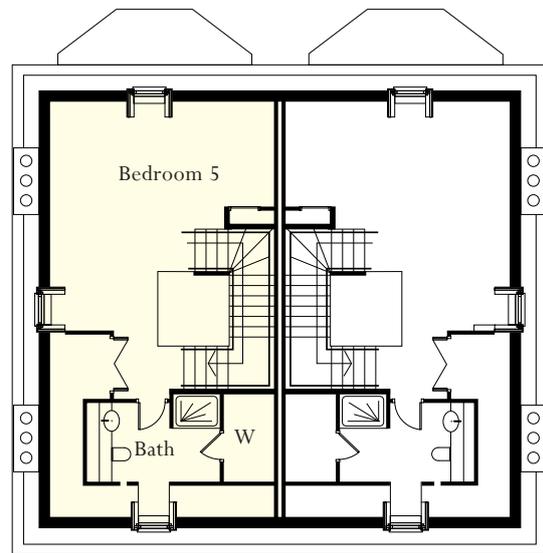
**GARDEN FLOOR**

Kitchen/Breakfast/Family	8.85 x 6.52m (29'0" x 21'4")
Studio/Kitchen	6.37 x 3.70m (20'10" x 12'2")



**SECOND FLOOR**

Bedroom 2	6.60 x 3.73m (21'8" x 12'3")
Dressing Area	2.73 x 2.15m (9'0" x 7'0")
En suite	2.73 x 2.15m (9'0" x 7'0")
Bedroom 3	3.95 x 3.22m (13'0" x 10'6")
Bedroom 4	3.95 x 3.22m (13'0" x 10'6")
Family Bathroom	3.31 x 2.15m (10'10" x 7'0")

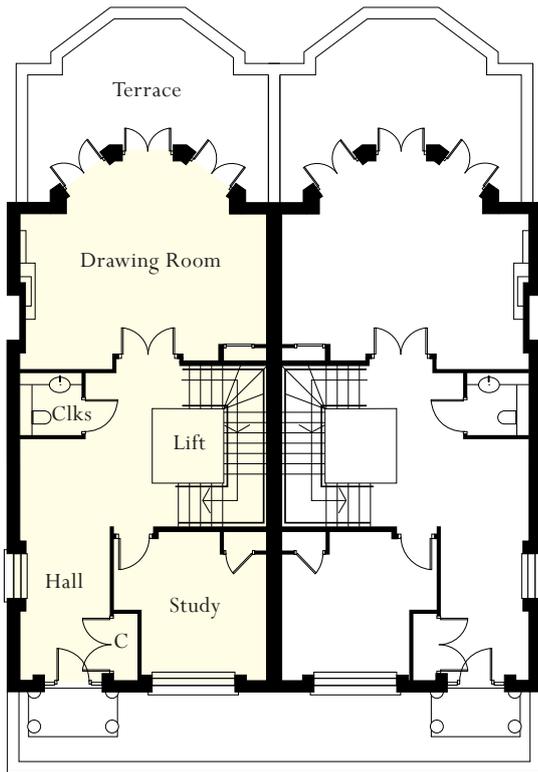


**THIRD FLOOR**

Bedroom 5/Study	5.15 x 4.98m (16'10" x 16'4")
En suite	3.21 x 2.30m (10'6" x 7'6")

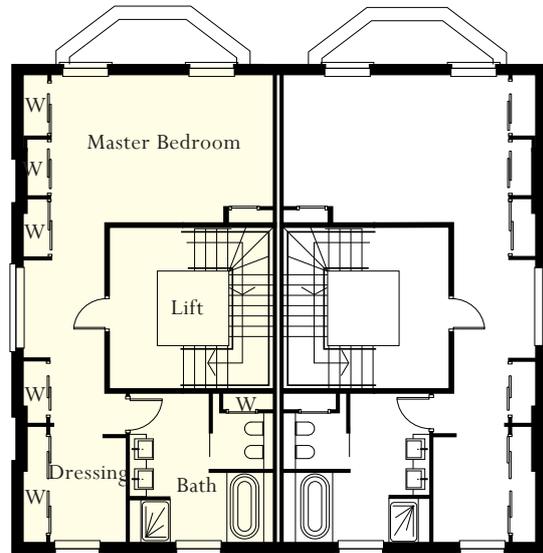
(Dimensions taken to 1.5 Headroom)

# THE GROVE HIGHGATE - A PRESTIGIOUS LONDON ADDRESS



GROUND FLOOR

Drawing Room	6.52 x 5.33m (21'4" x 17'6")
Dining Room/Study	4.05 x 3.77m (13'3" x 12'4")



FIRST FLOOR

Master Bedroom	6.60 x 3.90m (21'8" x 12'9")
En suite	3.92 x 3.77m (13'3" x 12'10")





**savills**

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