



**Ridgeway Gardens, Highgate, N6**

**£925,000 Freehold Chain Free**



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**Situated on a quiet private road within a small gated development is this elegant chain free 3 bedroom end of terrace modern townhouse arranged over three floors. The ground floor provides a generous entrance hall, with guest cloakroom and a spacious open plan L-shaped kitchen-dining and entertaining space with access to the rear patio and garden. The first floor offers a good size reception room with a Juliette balcony overlooking the rear garden and a double bedroom. There are a further two bedrooms on the top floor, including a large master bedroom with stylish en-suite shower room, and a separate family bathroom. Further benefits include a spacious storage loft (with conversion potential, subject to planning) off street parking for two cars and use of a communal heated indoor swimming pool and sauna. Ridgeway Gardens is very conveniently located just off Hornsey Lane with fast access to Zone 2 tube at Archway as well as historic Highgate Village and Coleridge Primary School catchment area. EPC - C.**



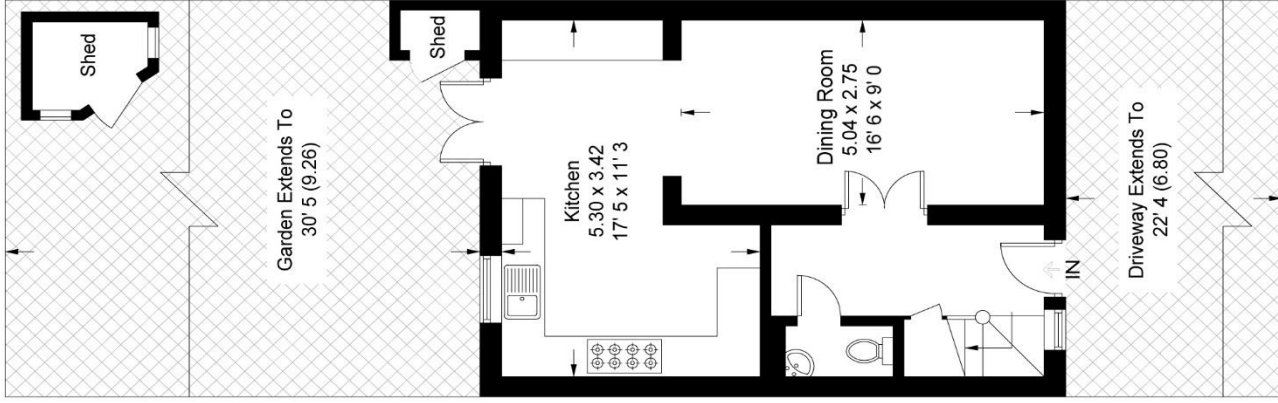
**Modern End of Terrace Town House  
Secure Gated Development  
First Floor Reception  
Open-Plan Kitchen/Dining & Entertaining Space  
Three Double Bedrooms  
Master with en-suite Shower Room  
Family Bathroom  
Guest Cloakroom  
Storage Loft with Conversion Potential  
subject to Planning Permission  
Rear Garden  
Off Street Parking for 2 Cars  
Communal Swimming Pool & Sauna  
Easy Access to Tube, Woods, Park, Highgate  
Village & Crouch End Broadway  
Chain Free**



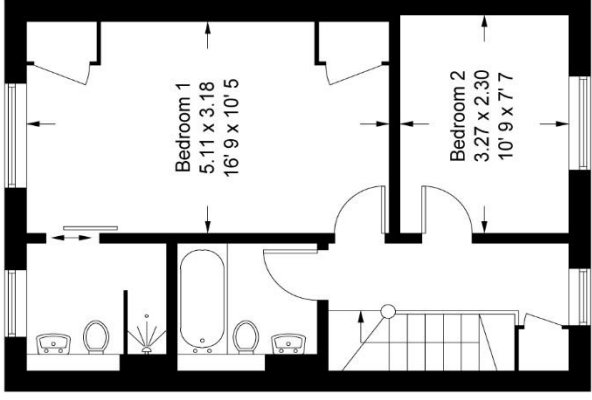


# Ridgeway Gardens

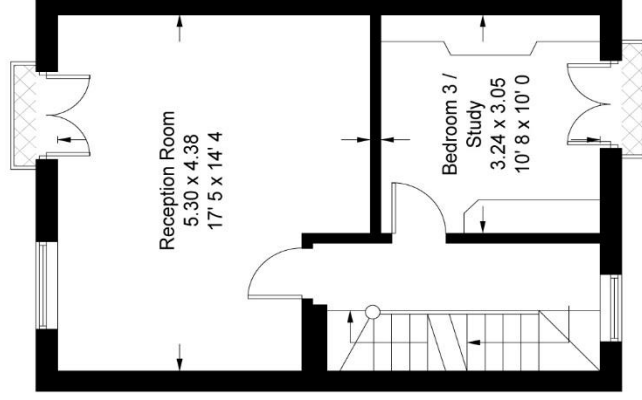
Approximate Gross Internal Area = 1334 sq ft / 123.9 sq m  
(Excluding Shed)



**Ground Floor**  
448 sq ft / 41.6 sq m



**Second Floor**  
439 sq ft / 40.8 sq m



**First Floor**  
447 sq ft / 41.5 sq m

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