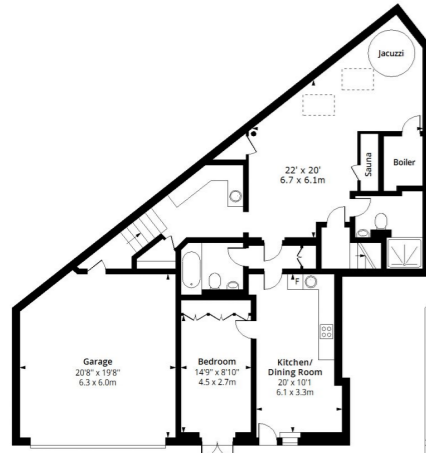
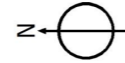
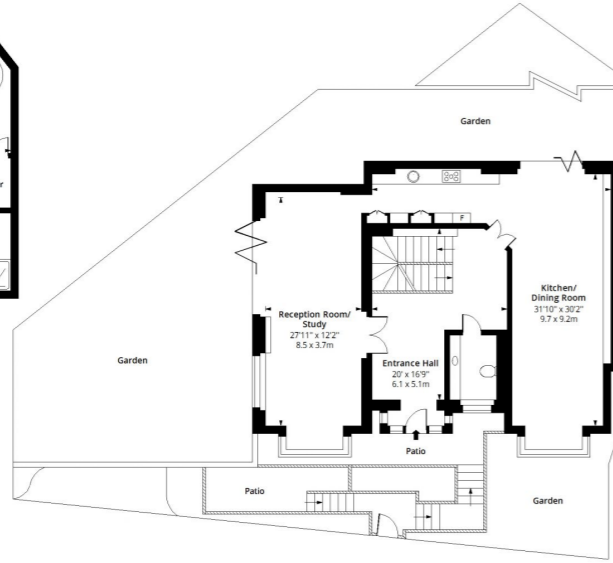


# Woodberry Court,

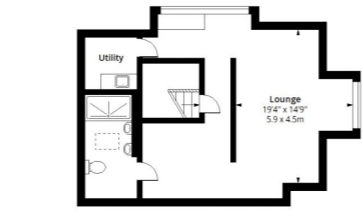
Approx. Gross Internal Area 4993 Sq Ft - 463.85 Sq M (Excluding Patio/Balcony)  
 Approx. Gross Internal Area 5201 Sq Ft - 483.17 Sq M (Including Patio/Balcony)



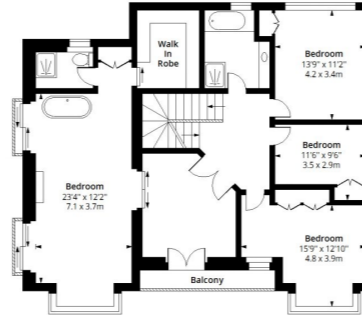
**Lower Ground Floor**  
 Floor Area 1584 Sq Ft - 147.15 Sq M



**Upper Ground Floor**  
 Floor Area 1374 Sq Ft - 127.64 Sq M



**Second Floor**  
 Floor Area 663 Sq Ft - 61.59 Sq M



**First Floor**  
 Floor Area 1372 Sq Ft - 127.46 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
 lpaplus.com

# 38 Hornsey Lane Gardens, London, N6 5PD £4,250,000 / Freehold

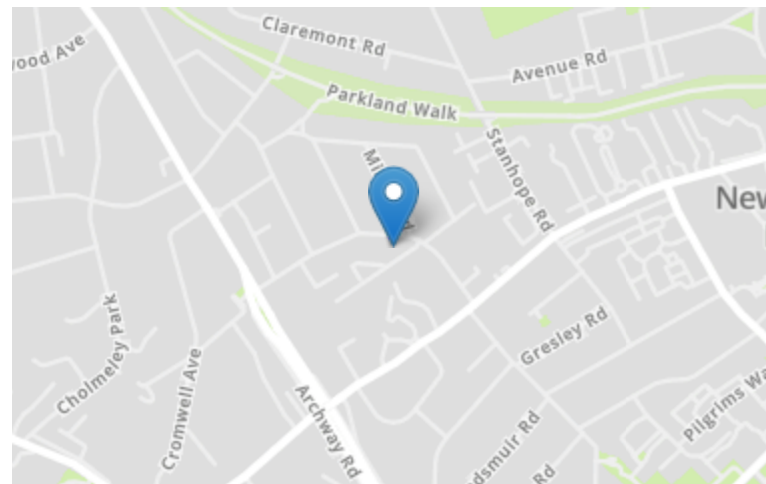


IDM Estates are thrilled to bring to market, this attractive, detached, five bedroom family residence with a double garage, and a separate nanny flat on the lower ground floor.

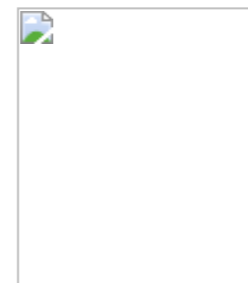
The home is well presented throughout and offers over 5000 square feet of well planned accommodation which features a great, low maintenance garden with beautiful water features.



## Location



## EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

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IDM Estates are thrilled to bring to market, this attractive, detached, five-bedroom family residence with a double garage, and a separate nanny flat on the lower ground floor.

The home is well presented throughout and offers over 5000 square feet of well-planned accommodation which features a great, low maintenance garden with beautiful water features.

The ground floor offers a fantastic open plan layout. Centred around a stunning glass framed floating staircase, is a light and bright reception room, a sleek Gaggenau kitchen with integrated appliances, a second reception room and a dining room, which opens up to the sun filled garden.

On the 1st floor you will find the spectacular master suite, which boasts a TV lounge, a bath, a wet room, a walk-in wardrobe, a fire place and a balcony, in addition to a tea kitchen with boiling water tap and a laundry shoot to the basement utility room. There is a main family bathroom and 3 further double bedrooms on 1st floor, all with custom made, built-in wardrobes.

The top floor offers a second master bedroom, currently being used as a lounge / library, with an en-suite shower room and utility room.

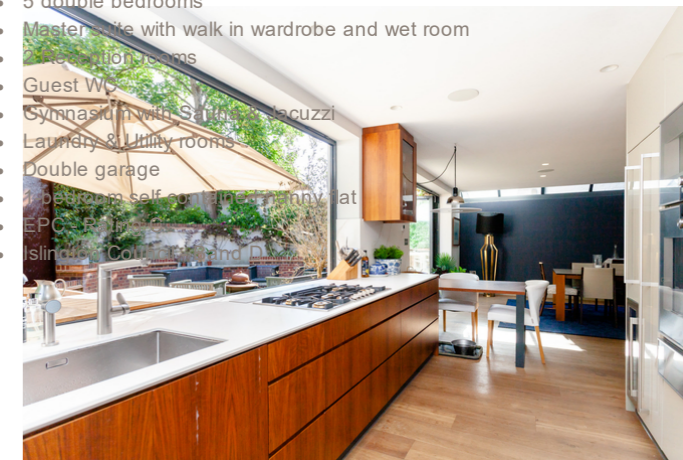
On the lower ground floor, you will find a 1-bedroom self-contained flat, with a patio at the front, perfect for a live in au-pair or visiting family members. There is a spacious gymnasium, a Sauna and Jacuzzi as well as a CCTV room, and a laundry / utility room, which leads to the spacious double garage.

This really is an immaculate property, finished to a very high standard with lots of little design details and handy features.

Homsey Lane Gardens is a quiet residential road located between Highgate and Crouch End, which offers a wealth of restaurants, shops and transportation links. Ideally located in the catchment zone for some of the best schools North London has to offer.



- 5201 Square Feet detached property
- 5 double bedrooms
- Master suite with walk in wardrobe and wet room
- 3rd floor rooms
- Guest W.C.
- Gymnasium with Sauna and Jacuzzi
- Laundry & Utility rooms
- Double garage
- 1 bedroom self contained flat
- EPC Rating A
- Islington Council



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