

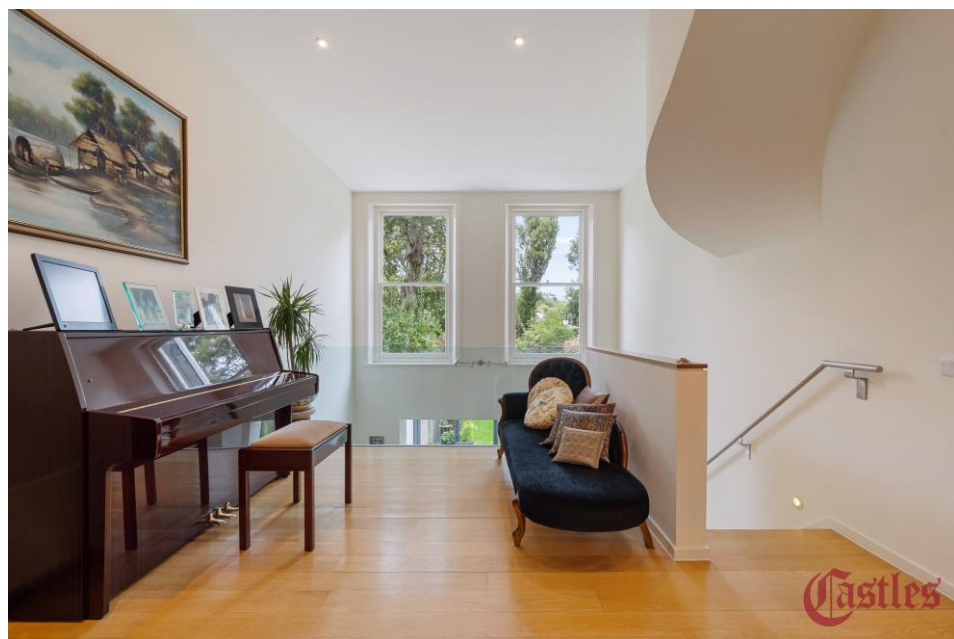


Avenue Road, N6

£2,950,000

Freehold

Castles



Avenue Road, N6

A magnificent opportunity to acquire an imposing period residence on a much sought-after tree-lined Avenue. The house is currently divided as three flats (1 x 2 bedroom with garden and 2 x 2 bedroom split-level) but with a certificate of lawfulness to be used as a single dwelling.

Fabulously presented with neutral detailing throughout and arranged over four floors, the property serves well as a five/six-bedroom family home with four receptions, family room, kitchen/diner, guest w.c. four bathrooms and a 90ft plus landscaped rear garden. The conversion of the property was designed at a high standard by an award-winning Architect and featured in the Sunday Times. Additional attractive features include, under floor heating, original restored and functioning fireplaces, LED lighting, integrated speakers, granite/limestone worksurfaces, Siemens/Miele appliances and garden lights to further enhance the landscape garden evening features.

Ideally positioned for an array of desired local amenities in both Crouch End and Highgate, including Highgate underground station and Parkland Walk. A choice of excellent private and state schools are nearby, including Coleridge, Highgate school and Channing.

An early viewing is highly recommended

Local Authority: Haringey

Council Tax band: F

EPC Rating: C

Current: 70/C Potential: 77/C

£2,950,000

Freehold

Castles

020 8348 5515
crouchend@castles.london



Avenue Road, N6

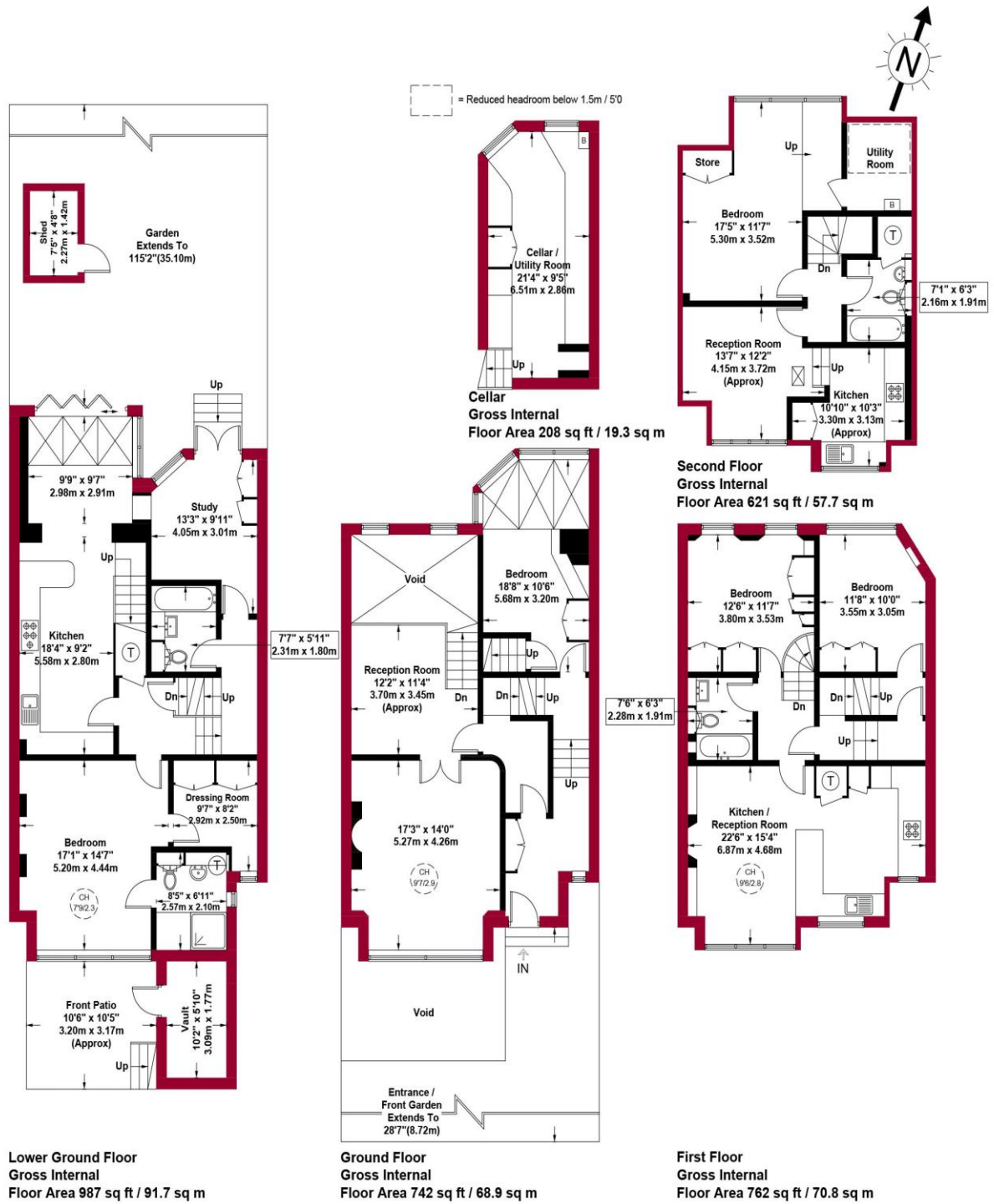
Approximate Gross Internal Area = 3204 sq ft / 297.7 sq m
(Excluding Cellar / Void)

Restricted Height = 28 sq ft / 2.6 sq m

Cellar = 208 sq ft / 19.3 sq m

Shed = 33 sq ft / 3.1 sq m

Vault = 59 sq ft / 5.5 sq m



An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

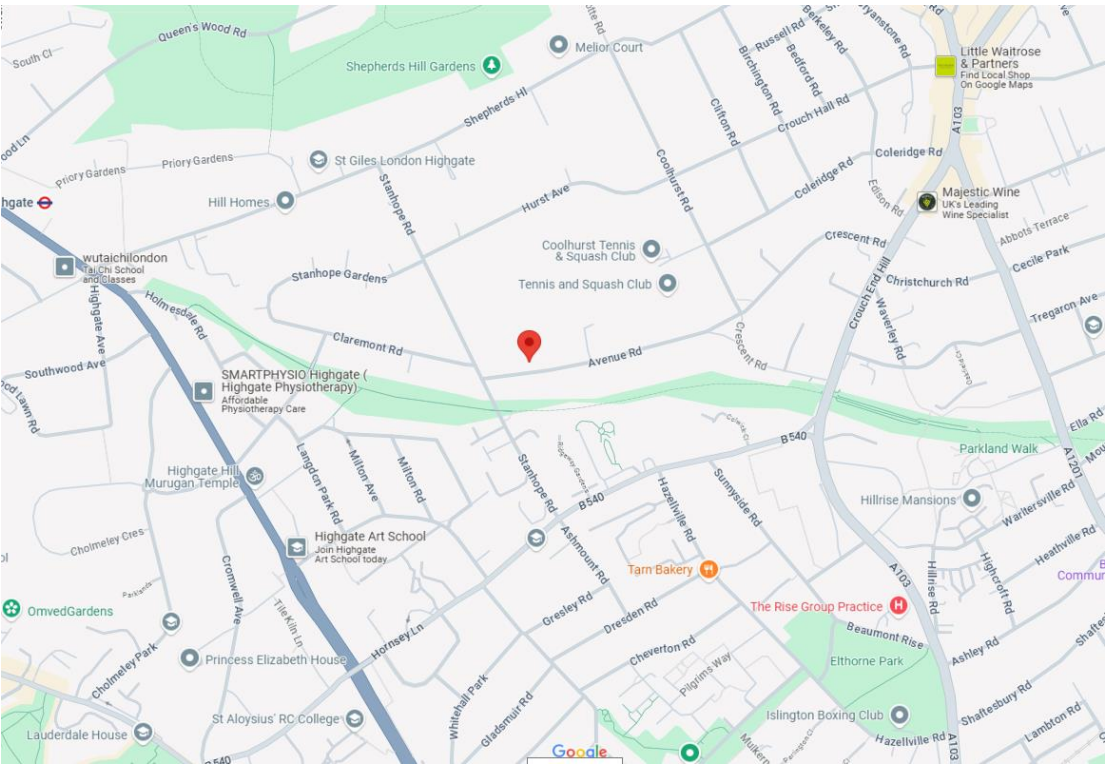
TRANSPORT

Underground services from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

Buses: Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

Cycle: The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

Road: Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



12 Topsfield Parade, Crouch End
London N8 8PR
020 8348 5515
crouchend@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation
Find the home you deserve

OnTheMarket.com

The Property Ombudsman
A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

NAEA
National Association of Estate Agents
LICENSED MEMBER