



ASKING PRICE

£2,950,000

Avenue Road

Highgate, N6 5DR



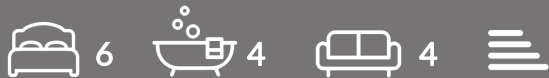
PROPERTY SUMMARY

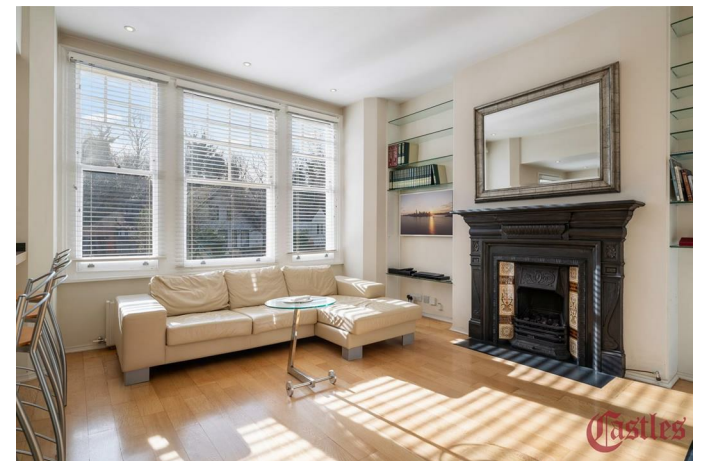
A magnificent opportunity to acquire an imposing period residence on a much sought-after tree-lined Avenue. The house is currently divided as three flats (1 x 2 bedroom with garden and 2 x 2 bedroom split-level) but with a certificate of lawfulness to be used as a single dwelling.

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





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



RICS Certified Property Measurer This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan. **Castles**

A guide to the area AREA GUIDE TEXT



House - Terraced

Freehold

Council:

Council Tax Band: F

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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