



Avenue Lodge Avenue Road, London N6 5DJ

welcome to

Avenue Lodge Avenue Road, London

Situated on this sought after tree lined road in Highgate, is this two double bedroom, second floor, purpose built flat, with lift and private garage.

The flat comprises of a bright and spacious living room with doors leading onto a balcony, separate kitchen, two double bedrooms. The flat comprises of a bright and spacious living room with doors leading onto a balcony, separate kitchen, two double bedrooms with built in wardrobes and bathroom.

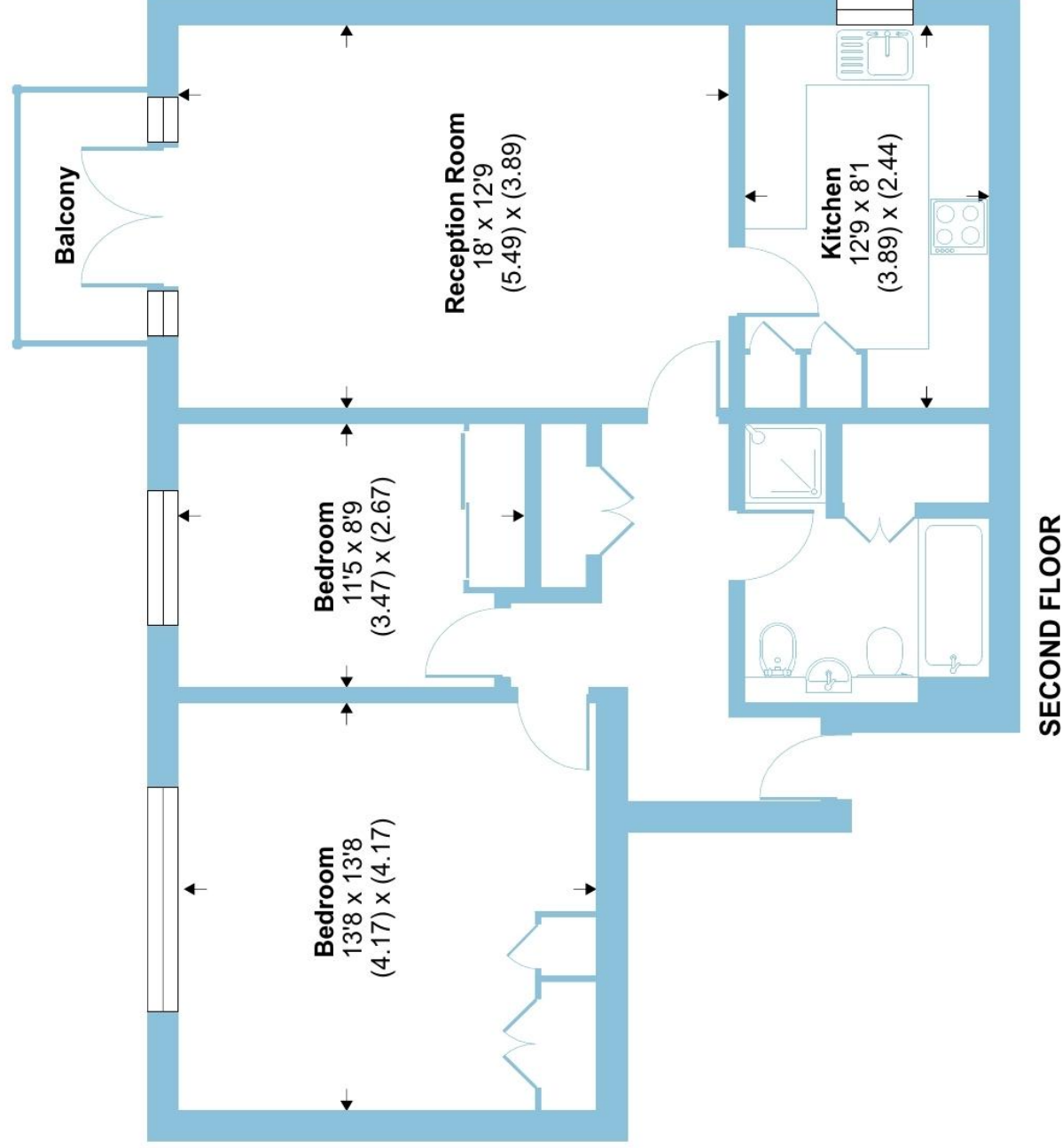
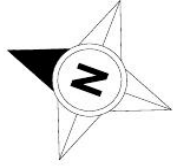
Well positioned for access to Crouch End Broadway and Highgate High Street, outstanding local schools and Parkland Walk environmental trail. Ideally located 0.7 miles to Crouch Hill Overground Station and 0.9 miles to Highgate Underground (Northern Line) Station.



Avenue Road, London, N6

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025.
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Avenue Lodge Avenue Road, London

- Highgate
- Two double bedrooms
- Lift
- Private garage
- Second Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: £3415.50

Ground Rent: ZERO

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106095



Property Ref:
MUH106095 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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