



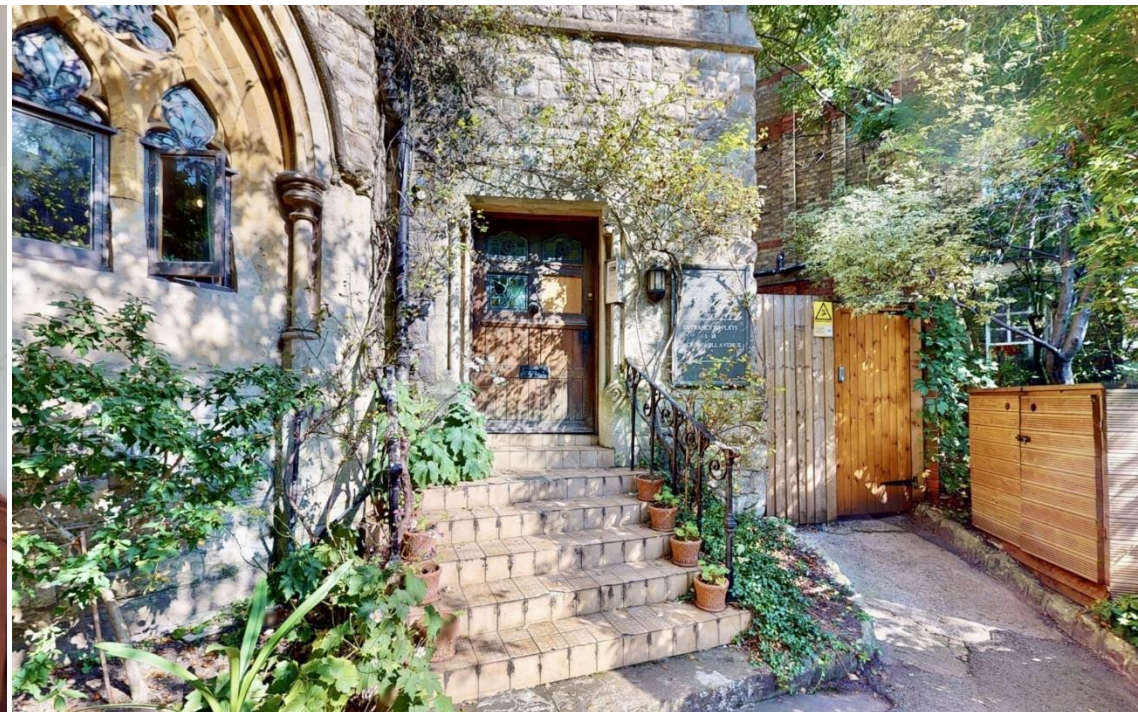
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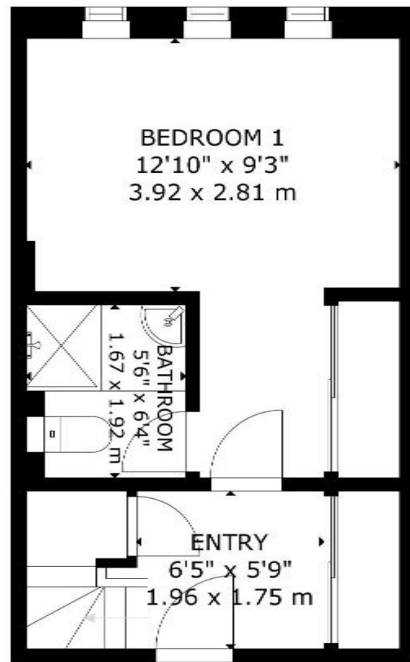
Residential Sales, Lettings & Management Agents

Cromwell Avenue, Highgate, N6
Price £775,000 - Share of Freehold

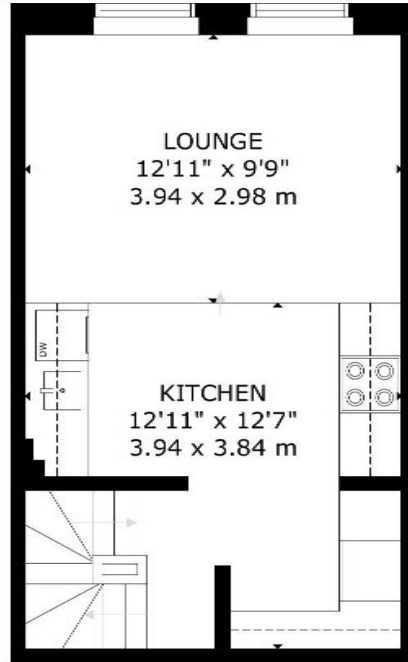
A unique two bedroom quadruplex apartment occupying four levels of this imposing church conversion only moments away from the heart of Highgate Village. Boasting ecclesiastical features throughout, including stained glass windows and vaulted ceilings whilst incorporating refined modern touches, the accommodation consists of a large kitchen open plan to the dining room/reception area, a second reception area with ornate balustrade and handrail overlooking the dining area below, master bedroom with en-suite shower room, second double bedroom and a bathroom. The conversion is located within close walking distance of both Highgate and Archway Underground Stations and moments away from the open spaces of Waterlow Park.

Council Tax: London Borough of Haringey - Band E
Approx. Floor Area: 1021 sqft (94.85 sqm)
Remaining Lease Term: 988 years
Annual Service Charge: £3,726.25 - Payable Yearly





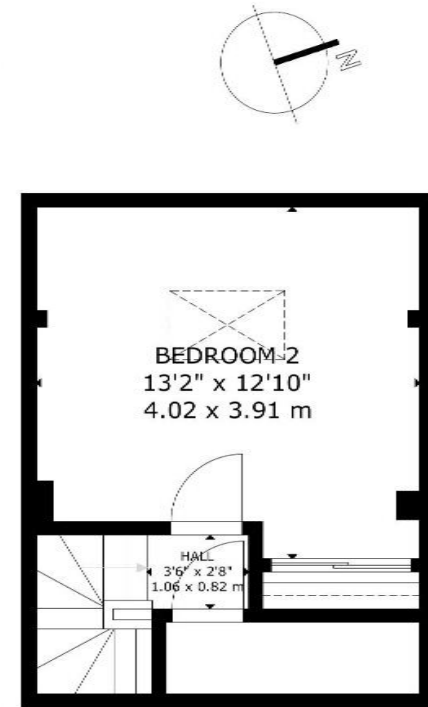
GROUND FLOOR



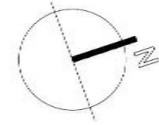
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	81
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 96 m²/1,021 sq ft
GROUND FLOOR: 27 m²/286 sq ft. FIRST FLOOR: 27 m²/289 sq ft
SECOND FLOOR: 20 m²/212 sq ft. THIRD FLOOR: 22 m²/234 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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