

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



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Cholmeley Park, London N6

£3,500 FOR SALE

Apartment - Purpose Built

3 2 1



Cholmeley Park, London N6

£3,500 Per

Description

An excellently presented three double bedroom apartment set within a beautiful period building in Highgate, N6. The property comprises a large reception room with adjacent dining room, a separate integrated kitchen, three double bedrooms, a bright bathroom with both bath and shower facilities, and a separate WC.

Additional benefits include a private balcony and a communal roof terrace with some of the best 360 degree panoramic views of London. On-site caretaker and first come/first serve parking for residents of the building. The rent includes heating and hot water.

Cholmeley Lodge is located on Cholmeley Park, which is walking distance from Highgate Village and all the local amenities of Archway. Equidistant from both Highgate and Archway tube stations, and offering easy access to the lovely Waterlow Park.

Key Features

- First come/first serve parking for residents
- Private balcony
- Communal roof terrace with stunning panoramic views of London
- Heating and hot water included in the rent
- On-site caretaker

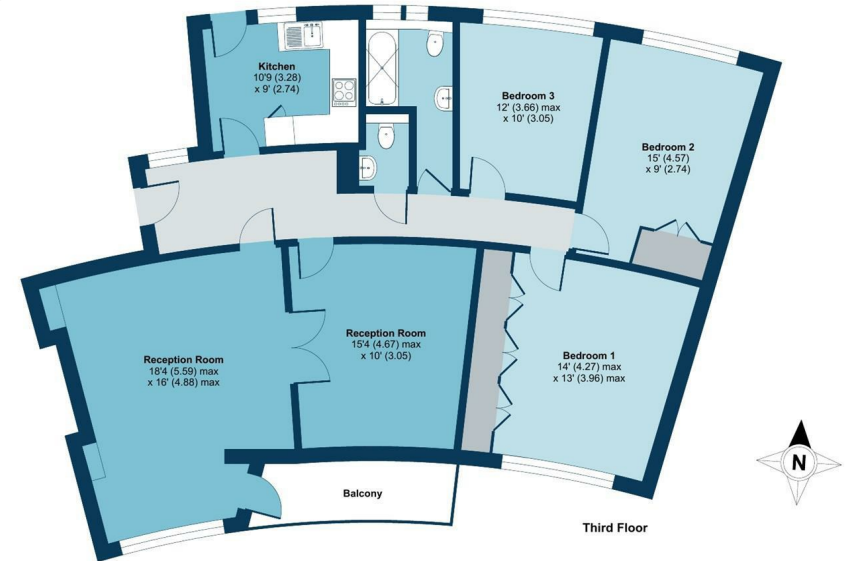
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority F
Council Tax



Floorplan

Cholmeley Lodge, Cholmeley Park, London, N6

Approximate Area = 1218 sq ft / 113.1 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinhcom 2023. Produced for Philip Alexander Estate Agents. REF: 1053468

EPC

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			
England & Wales		73	84
	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.