

# 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](http://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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London N8 7NX

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020 8342 9444  
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**Cholmeley Park, London N6**  
**£1,600,000**

FOR SALE

Apartment - Purpose Built

3 2 1



# Cholmeley Park, London N6

£1,600,000

## Description

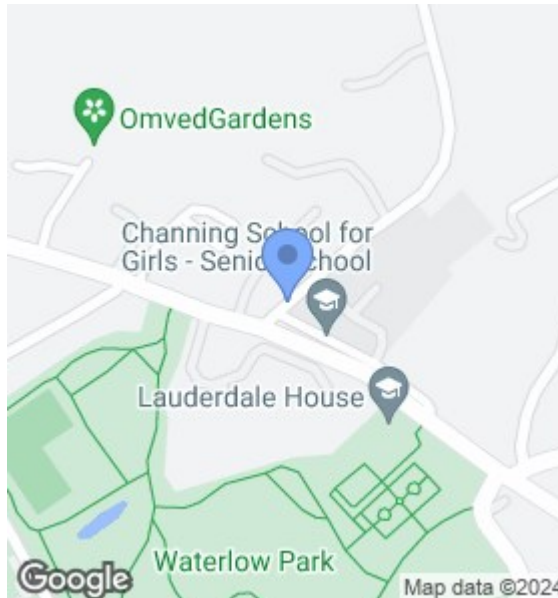
PhilipAlexander are delighted to present this highly desirable three double-bedroom apartment set within a beautiful grade-II listed period building in the heart of Highgate Village, N6.

CHAIN FREE. The property is situated on the third floor and 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 cloakroom and WC. This property offers some of the best 180-degree panoramic views across the entirety of London.

Additional benefits include a private balcony and a communal roof terrace, on-site porter, and first come/first serve parking for residents of the building

## Key Features

<b>Tenure</b>	Leasehold - Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	F

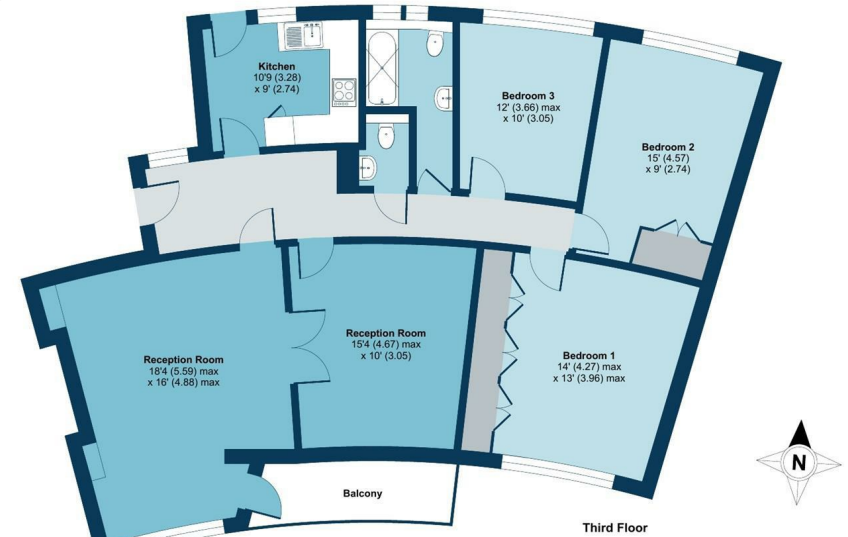


## Floorplan

### 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). ©Vintchcom 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		EU Directive 2002/91/EC	

73 (Current) 84 (Potential)

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.