



Cholmeley Lodge, Highgate, N6
£1,375,000 Share of Freehold



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offices also in hampstead garden suburb & crouch end



A beautifully presented top floor apartment (with lift) within a highly regarded Art-Deco purpose built block in the heart of Highgate Village. The current owners have sympathetically refurbished the flat throughout retaining key original features including the fireplace and American pine wood flooring. The accommodation provides a spacious double reception room, two ample double bedrooms, stylish family bathroom and a private balcony with far reaching views. This immaculate property also benefits from having a secure lock-up garage, a large communal roof terrace with stunning London views, lift and resident building manager. Set on the brow of Highgate Hill, opposite Waterlow Park and within 100 yards of all the amenities of historic Highgate Village and allowing easy access to both Highgate and Archway underground stations (Northern Line). EPC - E.



**Grade II listed Art-Deco purpose-built block
Highgate Village Location
Very well presented top floor flat (with lift)
Double reception
2 double bedrooms
Kitchen | Luxury family bathroom
Balcony
Communal roof terrace with stunning panoramic
London views
Garage
Resident building manager
100 yards to amenities of Highgate High Street
Opposite Waterlow Park and close to Woods,
Kenwood and Hampstead Heath
EPC - E**





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 1040 sq ft / 96.6 sq m
Garage = 174 sq ft / 16.2 sq m
Total = 1214 sq ft / 112.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.