



Cholmeley Crescent, N6
London

£2,300,000

A substantial five-bedroom Edwardian Arts and Crafts halls-adjoint semi-detached home, full of original character and charm, set in a highly desirable and peaceful location on Cholmeley Crescent in Highgate. On the market for the first time in 50 years, this much-loved family house offers generous proportions, extensive gardens to the front and rear, two balconies, and potential to extend. Conveniently positioned close to Highgate Village and Highgate Underground Station, it provides excellent accessibility with many local amenities close by.

The house offers high ceilings and generous, characterful accommodation throughout, with the ground floor comprising a large entrance hallway with parquet flooring and attractive period detailing, doors to all rooms and stairs to the first floor. The front reception room is flooded with light from the large bay sash window, has teak flooring and an original inglenook fireplace. The rear reception room, again with teak flooring, has a period tiled fireplace with a coal gas fire, French doors and windows that overlook and open onto the garden. The kitchen diner also benefits from access to and views of the garden.





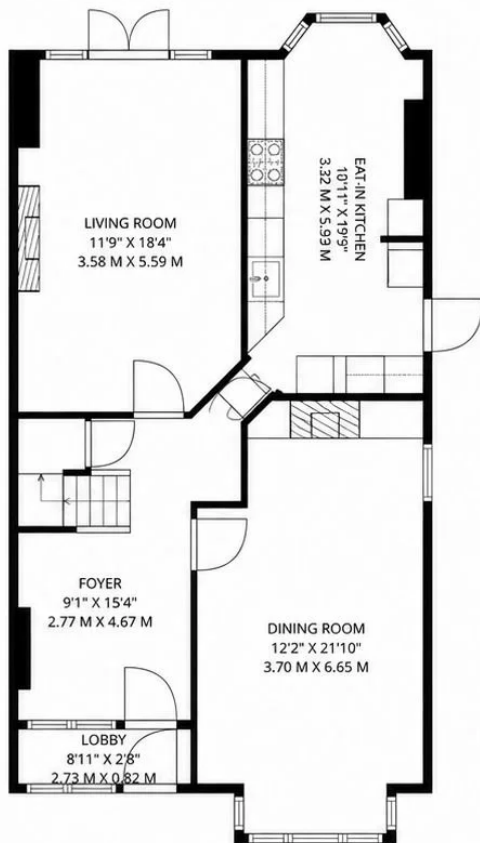
Upstairs, off a generous landing, there are four bedrooms, one with access to a balcony, a family bathroom with a walk-in shower and a separate W.C. The top floor offers a large principal bedroom suite with an en-suite bathroom, and off the light-filled landing, a door leads out to a roof terrace with far-reaching views to the front.

The front garden boasts a magnificent magnolia tree and has steps leading from the road to the property. The rear garden has been landscaped and measures approximately 80 feet. It is a peaceful and private area with a terrace perfect for al fresco dining, established shrubs and plants, and a further wooded area to the rear ready for someone to be creative with.

This is a fantastic family home with significant potential. The location is superb, with Waterlow Park close by, providing easy access to the City and West End. Highgate School and Channing School are also close by.

Please Quote Ref: AW1324





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Total: 1902 sq. Ft, 177 m2
 Ground Floor: 826 sq. Ft, 77 M2, 1st Floor: 773 sq. Ft, 72 M2, 2nd Floor: 303 sq. Ft, 28 m2
 Excluded Areas: Walls: 172 sq. Ft, 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Amanda Walker

07817 598 309

amanda.walker@expuk.com

<https://amandawalker.exp.uk.com>