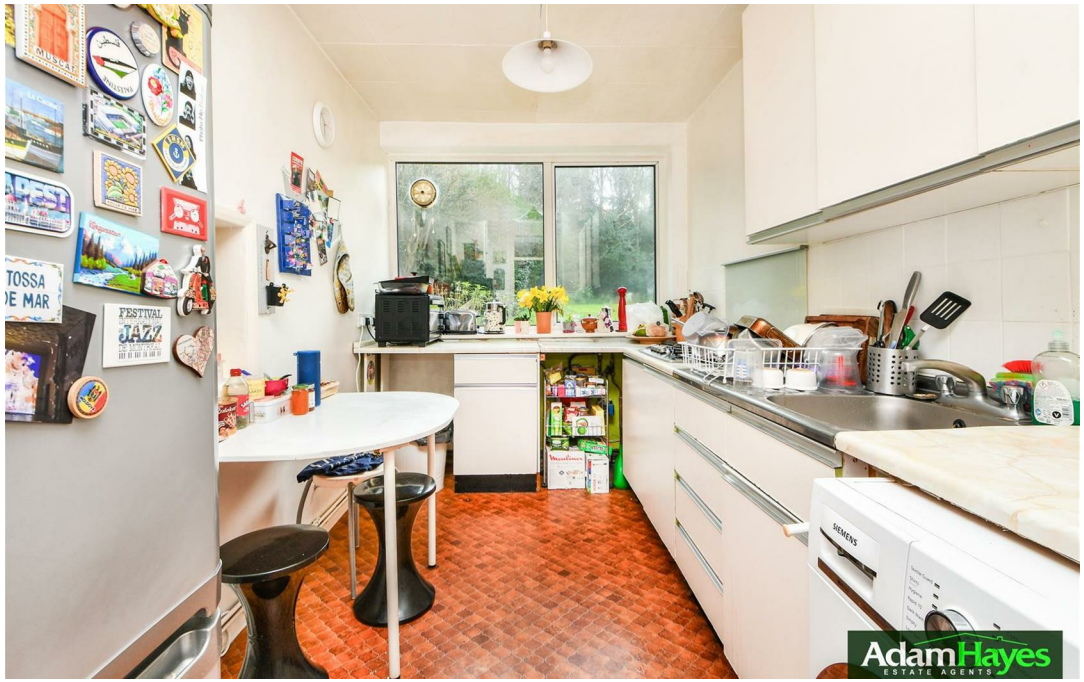


Avenue Road, Highgate, N6

£550,000

2 Bedrooms 1 Bathroom 1 Reception









Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Avenue Road, Highgate, N6

£550,000

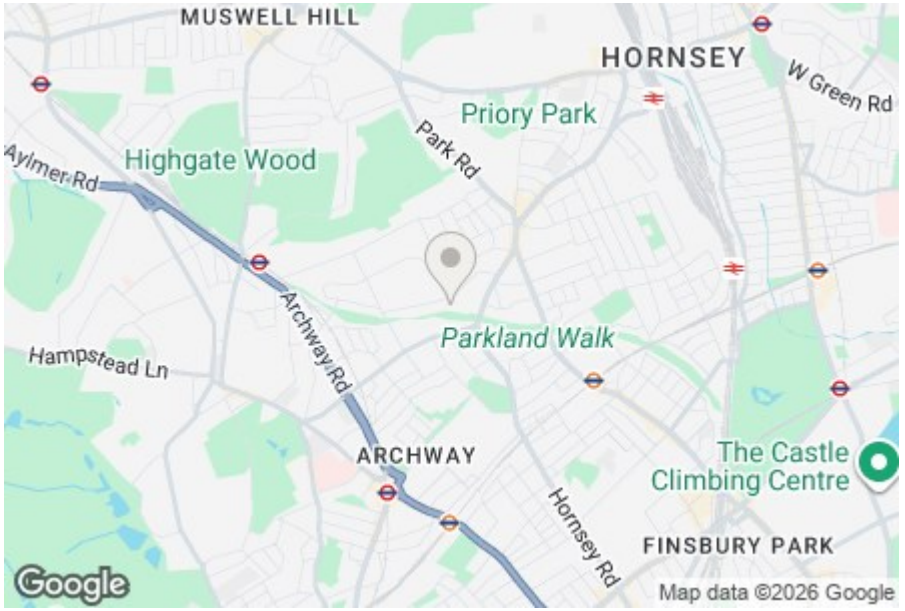
2 Bedrooms | 1 Bathrooms | 1 Receptions

Key Features

- Two Double Bedrooms
- Raised Ground Floor Apartment
- Direct Access to Communal Gardens
- Fitted Kitchen With Breakfast Bar
- Ample Storage
- Garage

Other Information

Tenure: Share of Freehold
Length of Lease: 900 Years
Ground Rent: Nil
Service Charge: £2,710.00 P/A
Council Tax Band: E



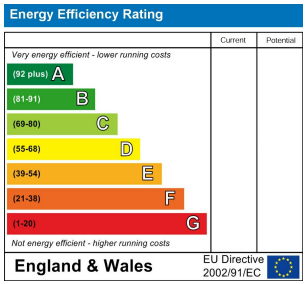
Nearest Stations

Crouch Hill Station	0.6 miles
Highgate Station	0.8 miles
Archway Station	0.8 miles

Property Description

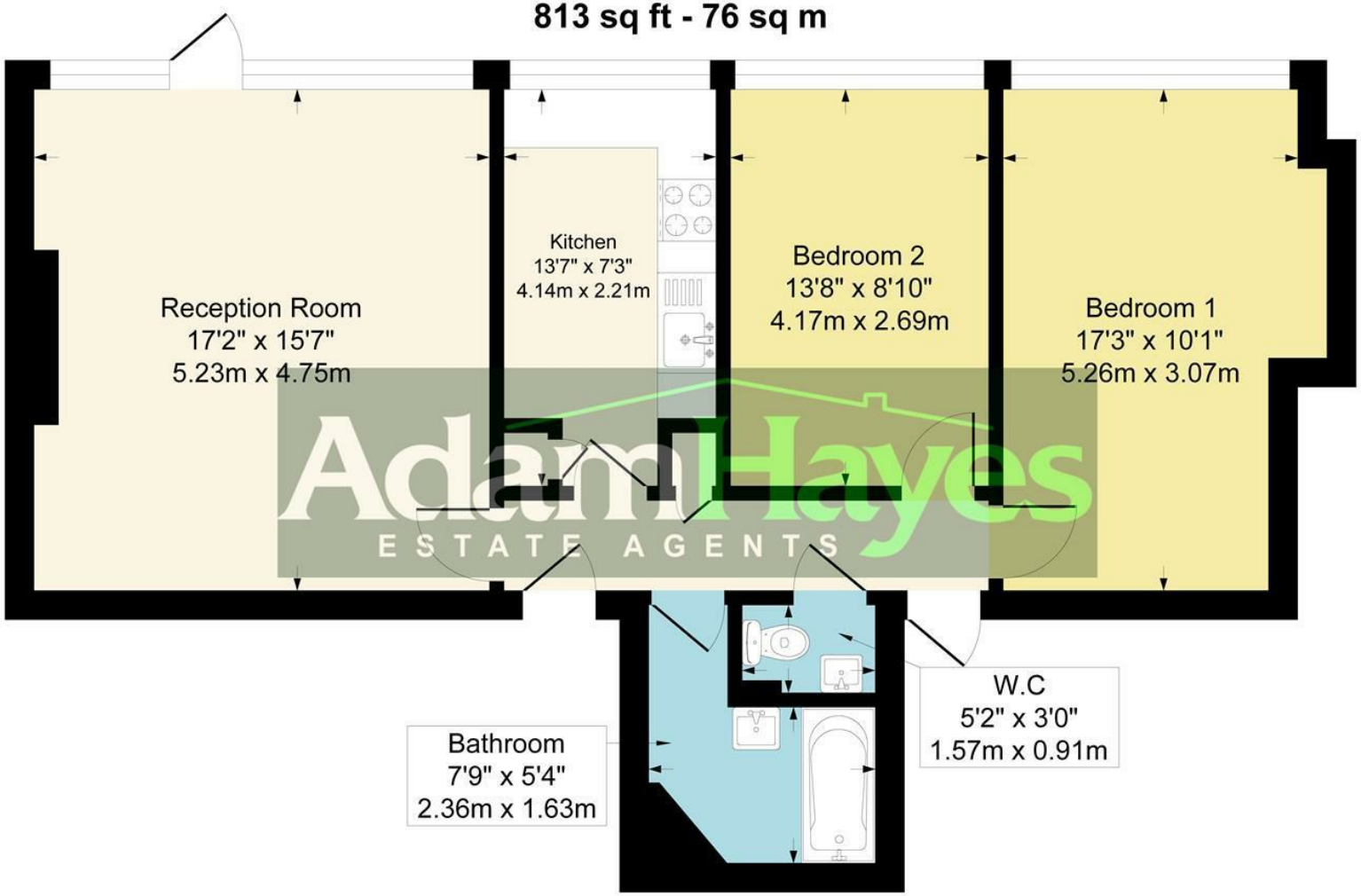
Set back off Avenue Road within this well-maintained purpose-built development linking Stanhope Road with Crescent Road, is this well-presented two double bedroom upper ground floor apartment. The property features an approximately 17ft reception room with direct access onto the communal gardens, providing a bright and comfortable living space. There is a separate fitted kitchen with a breakfast bar, ideal for everyday dining. Accommodation further comprises two good-sized double bedrooms, a family bathroom and a separate WC, offering excellent practicality.

Additional benefits include use of well-kept communal gardens, a private garage, and convenient access to the highly regarded Parkland Walk. The multiple shopping, café and restaurant facilities of Crouch End Broadway, along with Highgate Underground Station (Northern Line), are all within approximately one mile. To really appreciate the location, size and condition of this home, an internal viewing is highly recommended through the vendors sole agents Adam Hayes Estate Agents.



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Approximate Gross Internal Area
813 sq ft - 76 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.