



# Cromwell Avenue, Highgate, N6

Asking Price: £699,950

Benham  
& Reeves

# Cromwell Avenue, Highgate, N6

 2 Bedroom (s)  1 Bathroom  Leasehold

An exceptional opportunity to purchase a chain free, first floor split-level apartment set in this grand Victorian property located on this tree lined road. It has an extremely spacious, bright open-plan reception room with period ceilings. The modern fitted kitchen is equipped with granite work surfaces and a breakfast bar. It also has 2 double bedrooms which share a large 4-piece tiled bathroom with an opening window.

Superbly positioned on this residential turning in Highgate, it is within easy reach of the excellent selection of shops, restaurants and bars in Highgate Village. Highgate Underground station is close by as are a number of wonderful outdoor spaces including Queens Wood, Highgate Wood and Parkland Walk.





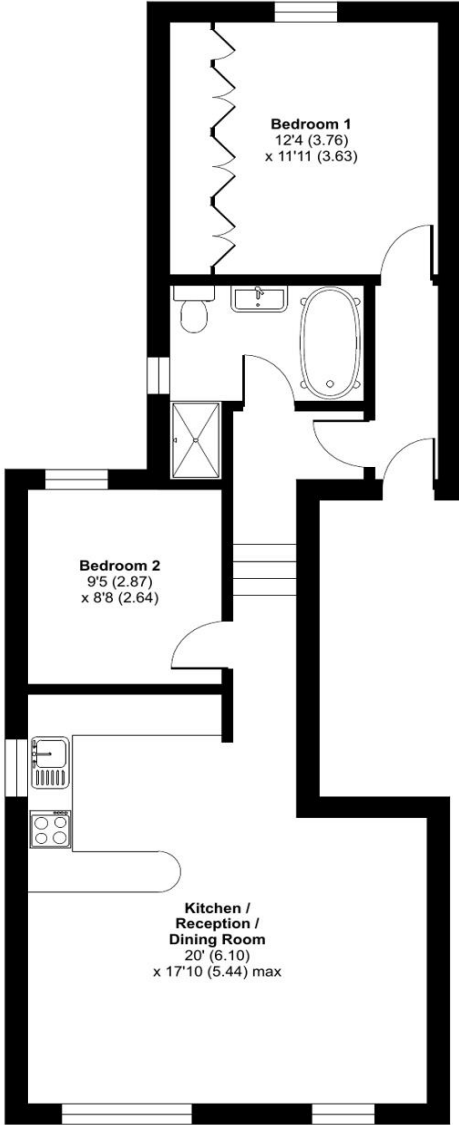
## Property Features:

- Chain Free
- Split Level First Floor Apartment
- 2 Double Bedrooms
- Open Plan Modern Kitchen
- Reception Room
- Large Bathroom

## Cromwell Avenue, London, N6

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 28/09/2173  
Approximately 148 Years Remaining

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG230641

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