



Cromwell Avenue, Highgate Village, N6
£1,370,000 **Share of Freehold**



44 highgate high street, highgate village, london, n6 5hx
 telephone 020 8348 8000 facsimile 020 8348 8232
 email highgate@litchfields.com litchfields.com
 offices also in hampstead garden suburb & crouch end

Litchfields are pleased to offer this beautifully presented and completely re-visualised 3 bedroom split level duplex on one of Highgate Village's most sought after residential roads. Having been completely refurbished throughout, this superb architect designed home, which has the space and feel of a house, is accessed via an impressive and beautifully restored Victorian communal entrance hall. There is an entrance lobby with large built-in cloak cupboard, and you then enter the impressive through reception room with high ceilings, feature fireplace and large bay window, there is a separate dining room, through to the stylish, fully integrated contemporary kitchen area with glazed roof and full height folding glass doors on to the patio and garden beyond. A beautiful illuminated staircase leads you up to the first floor which provides a lovely master bedroom with built-in wardrobes and en-suite shower room, 2 further double bedrooms and a separate family bathroom. Further benefits include, built-in utility cupboard, guest cloakroom and built-in wardrobes. This superb flat is enviably located giving fast access to the Village, Waterlow Park, Highgate tube and Woods and the delights of Kenwood and the Heath to the West. Offered for Sale Chain Free and with a Share of Freehold. EPC C.





Superb Luxury Split Level Period Conversion
Entrance lobby with Cloak Cupboard
Elegant Through Reception Room, High Ceilings, Fireplace
Dining Room
Fully Integrated Kitchen
3 Double Bedrooms
Master with en-suite Shower Room with underfloor heating
Separate Family Bathroom with underfloor heating
Built in Wardrobes
Utility Cupboard
Downstairs Guest WC
Private rear patio and garden
Close to Village, Tube and Waterlow Park

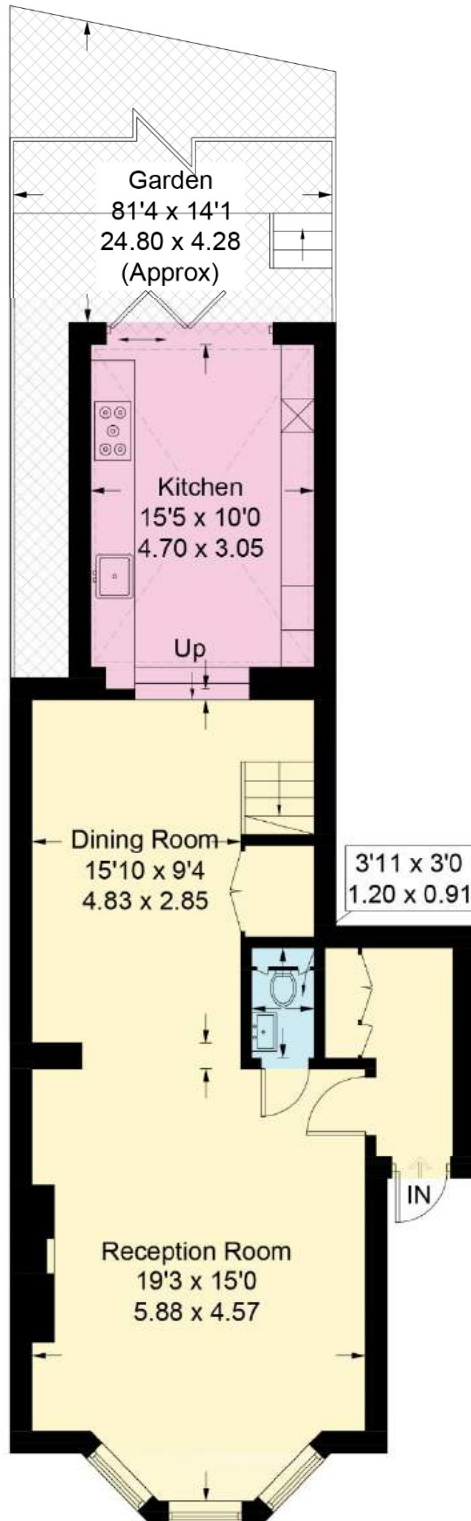




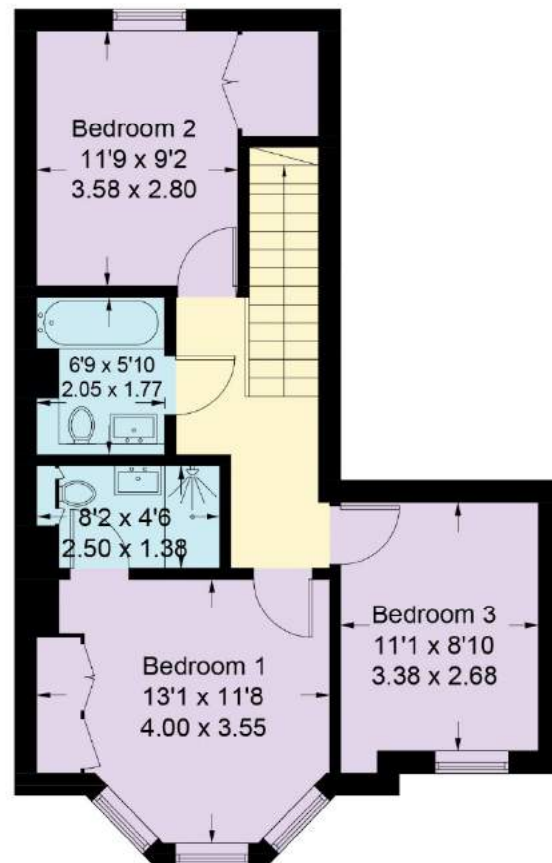


Cromwell Avenue

Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m



Ground Floor
688 sq ft / 63.9 sq m



First Floor
555 sq ft / 51.6 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID329242)