



Cholmeley Park, N6

£1,150,000

Share of Freehold

Castles



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Situated on the cusp of Highgate Village on the idyllic Cholmeley Park is this spacious four-bedroom, first floor maisonette. This exceptional property has been beautifully maintained by the current owners and offers light and space in abundance.

Ideally positioned within a short walk of Highgate tube station providing a fast and effective commute to the City via the Northern Line.

The property is arranged over two-levels accessed via own front door and comprising four bedrooms, kitchen-diner, generous reception and family bathroom. Further benefitting from additional en-suite to main bedroom and access to own section of private rear garden and eaves storage.

EPC Rating: C
Current: 74/C Potential: 80/C

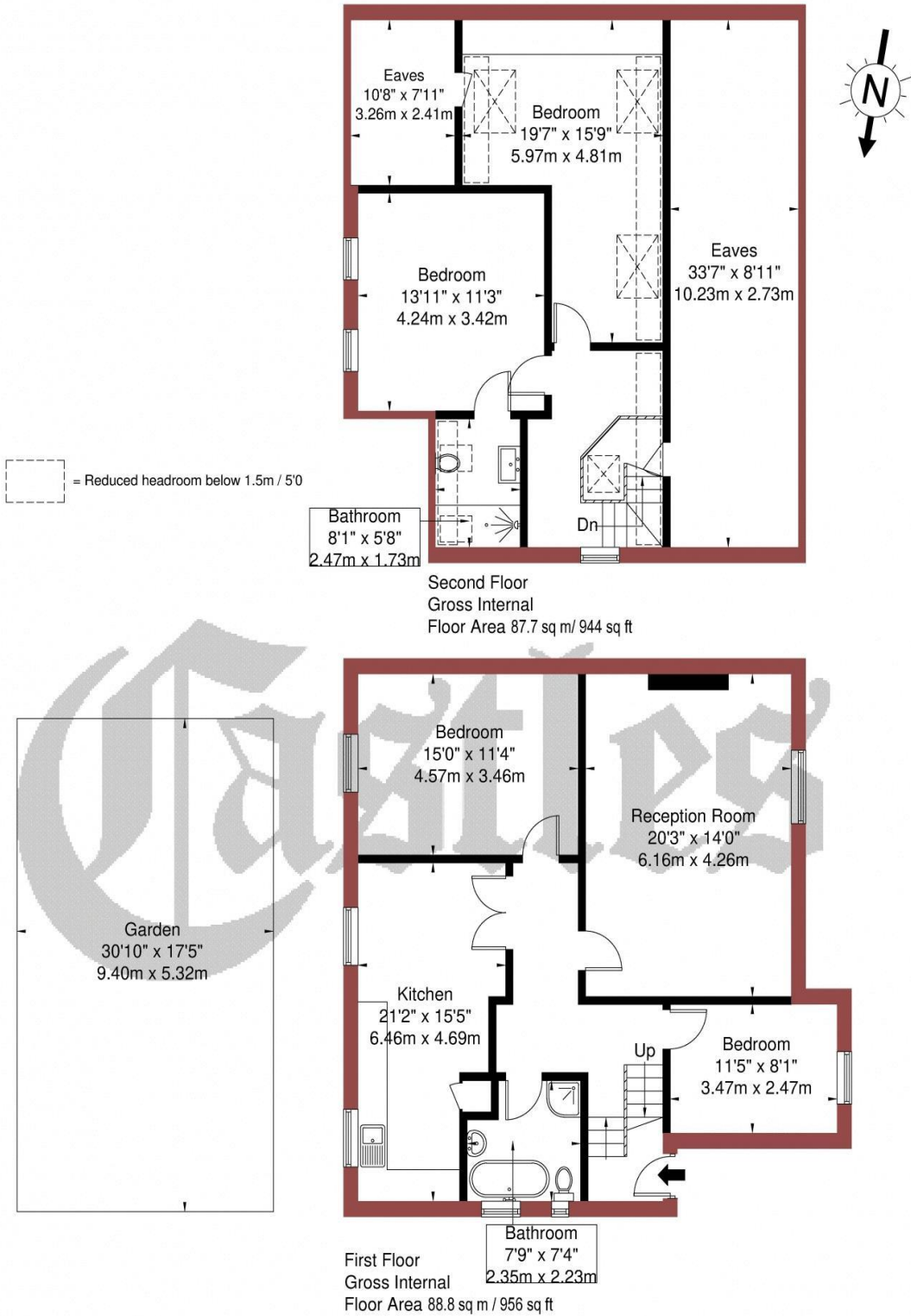
£1,150,000 **Share of Freehold**

Castles

020 8348 5515
crouchend@castles.london



Approx. Gross Internal Area = 176.5 sq m / 1900 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

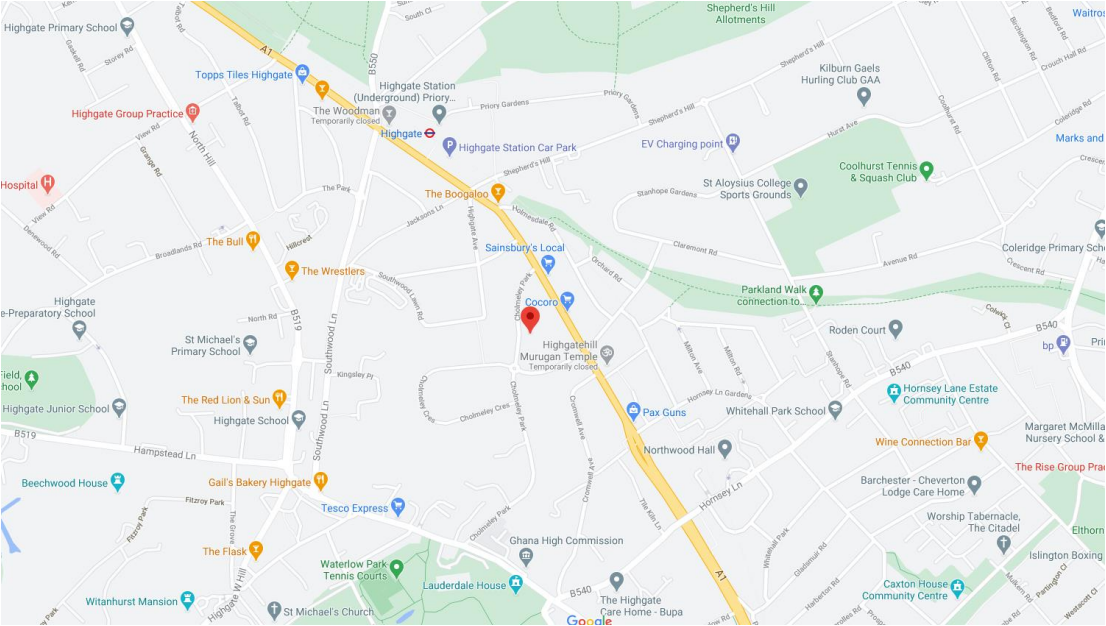
TRANSPORT

Underground services from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

Buses: Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

Cycle: The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

Road: Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



12 Topsfield Parade, Crouch End
London N8 8PR
020 8348 5515
crouchend@castles.london
www.castles.london

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