



Avenue Road, N6

£700,000

Share of Freehold

Castles







## Avenue Road, N6

Situated on the top floor of this well-appointed, period property is this bright and spacious, two-bedroom converted flat. Set in a prime location on one of North London's most popular residential roads within a short stroll of Crouch End's vibrant Broadway offering a wide variety of eateries and independent retailers. For the nature lovers among us Avenue Road is on the doorstep of the Parkland Walk with the Green open spaces of Queenswood, Highgate Woods and Waterlow Park within walking distance.

Further comprising generous reception, kitchen and shower room and benefitting from storage.

Avenue Road is located within the catchment of Coleridge Primary School rated Outstanding by Ofsted and overlooks Coolhurst tennis club.

*Lease: 997 years*

*Current Service/Maintenance Charge: approx.*

*£500.00 per annum*

*Ground Rent: Not applicable*

*Local Authority: Haringey*

*Council Tax band: E*

*EPC Rating: D*

*Current: 66/D Potential: 77/C*

**£700,000**

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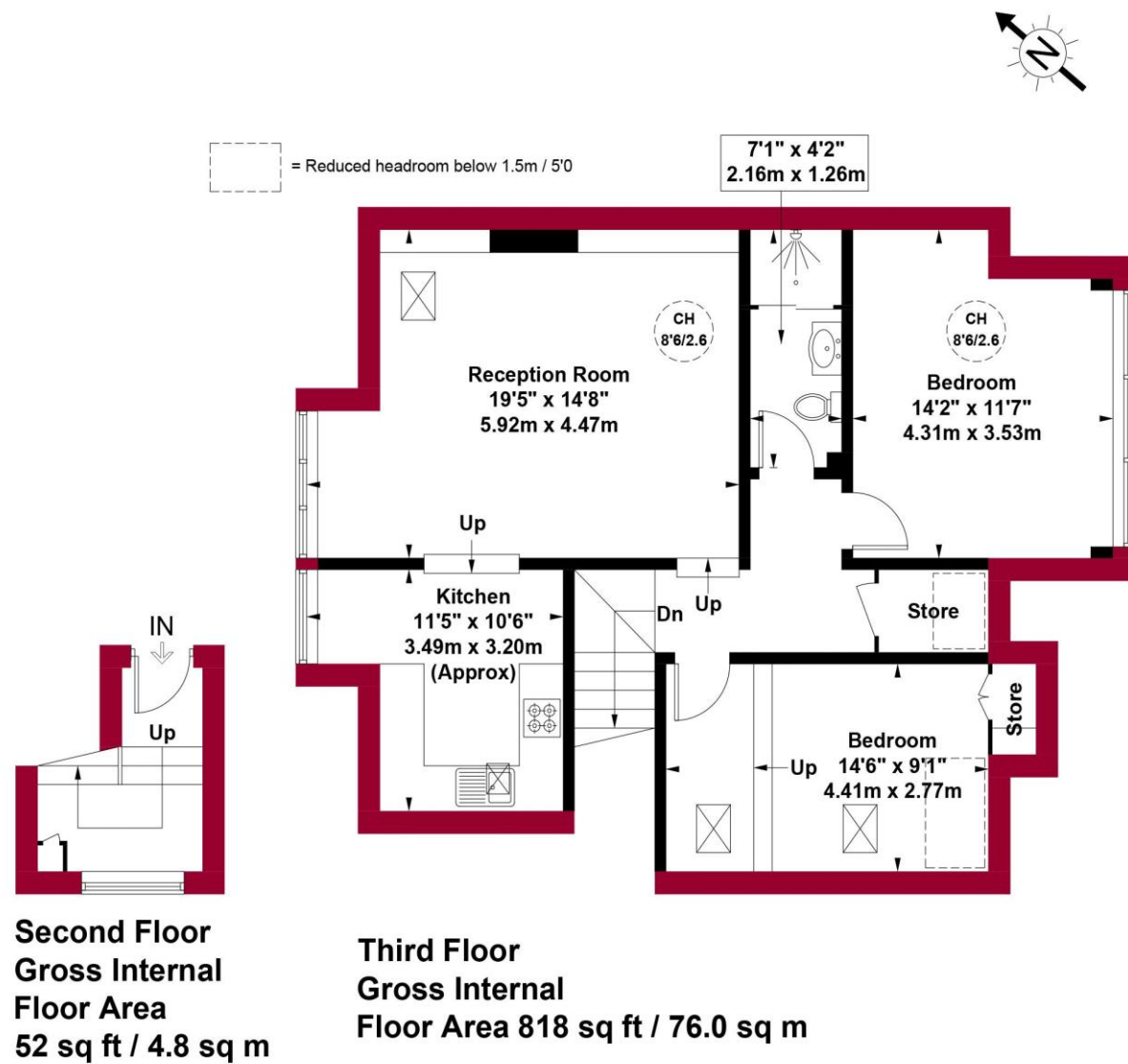




## Avenue Road, N6

Approximate Gross Internal Area = 870 sq ft / 80.8 sq m

Restricted Height = 23 sq ft / 2.1 sq m



### 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.

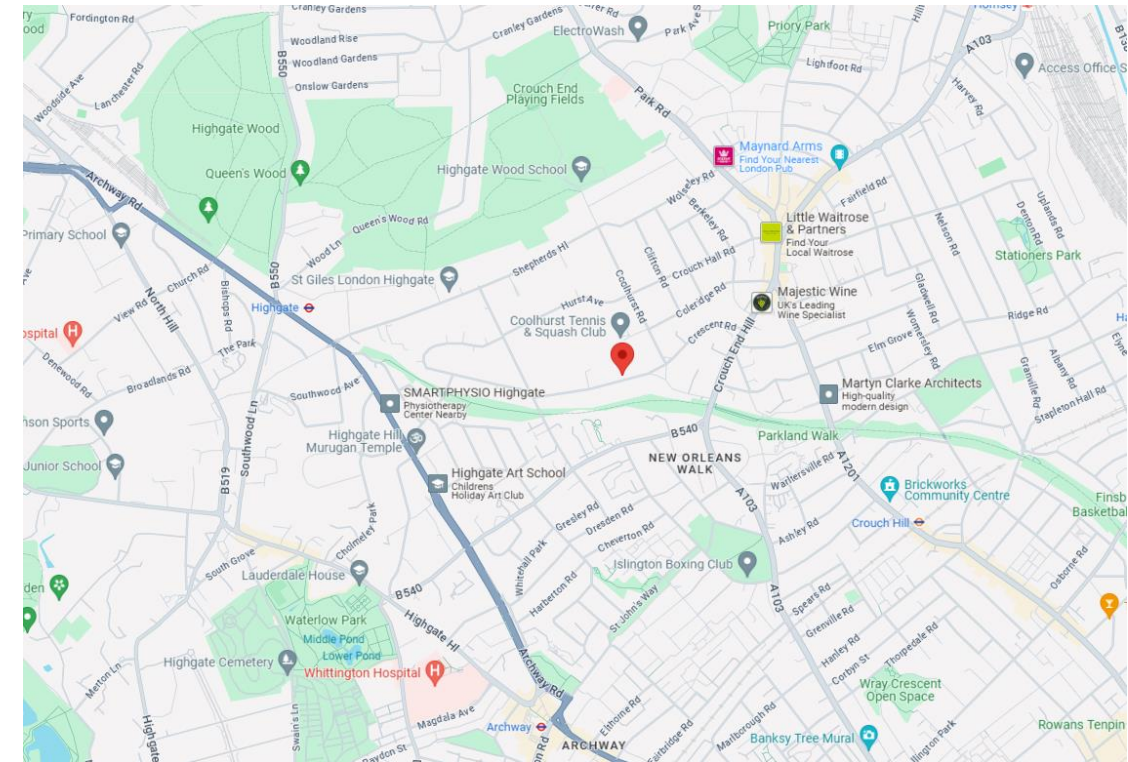
### TRANSPORT

**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, 41 (running between Archway and Tottenham Hale), the W7 (running Finsbury Park to Muswell Hill) and the 91 (running between Crouch End and Trafalgar Square, going via Kings Cross), which is 24 hours.

**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.



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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