



# Cromwell Avenue, Highgate, N6

Guide Price: £3,500,000

Benham  
& Reeves

# Cromwell Avenue, Highgate, N6

 7 Bedroom (s)  4 Bathroom (s)  Freehold

A stunning 7 bedroom semi-detached period family home that sits on an elevated position behind an extremely well kept, established front garden. This generously proportioned and elegant house comprises of a grand hallway leading to an impressive staircase that creates a real sense of grandeur. The imposing reception rooms are bright and with the great ceiling heights and period features make the rooms feel extremely large. There is a fully fitted kitchen/breakfast room which has direct access to a large, secluded patio area which leads to a mature garden.

The upper floors boast an impressive principal bedroom with en-suite bathroom. There are a further 6 bedrooms, one of which has an en-suite shower room with a further family bathroom, shower room and a utility cupboard.

This magnificent house has an abundance of natural light, pleasant outlooks to all aspects and excellent storage throughout, including fitted wardrobes and a basement. It is well located for easy access to Highgate underground station (Northern Line - Zone 3) and the open spaces of Waterlow Park and the wealth of amenities available in Highgate Village.



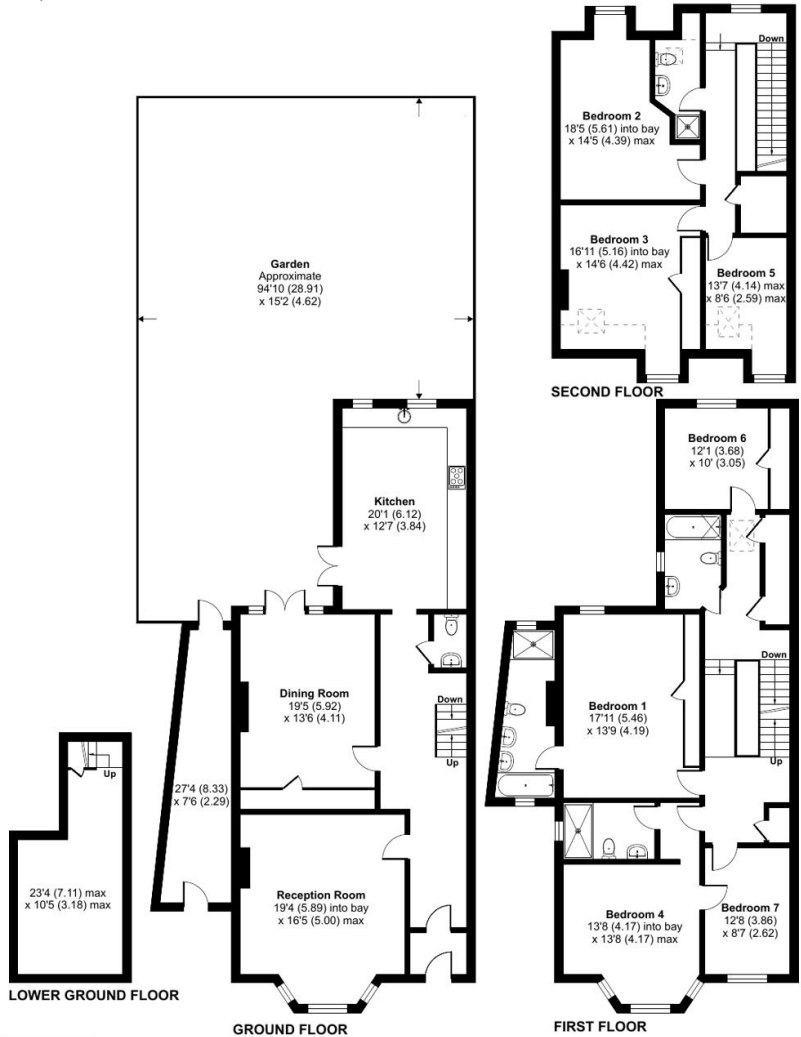


## Property Features:

- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Guest WC
- Basement
- Principal Bedroom with Ensuite Bathroom
- Bedroom with Ensuite Shower Room
- 5 Further Bedrooms
- Family Bathroom
- Shower Room
- Front Garden
- Rear Garden

## Cromwell Avenue, London, N6

Approximate Area = 3211 sq ft / 298.3 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Outbuilding = 155 sq ft / 14.3 sq m  
 Total = 3403 sq ft / 316 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Benham & Reeves. REF: 1182012

## Terms & Conditions:

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

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Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Highgate Office.

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