



AVENUE ROAD N6
OFFERS IN EXCESS OF £400,000 LEASEHOLD

**A SUPERB ONE BEDROOM APARTMENT
CONVERTED FROM THE TOP FLOOR (SECOND)
OF THIS DETACHED PERIOD BUILDING.**

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

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DESCRIPTION:

The property is presented in good decorative condition and comprises 534 sq. ft. accommodation across the entire second floor of this imposing, detached period former house. The property is peacefully located and backs onto The Parkland Walk (London's longest Linear local Nature Reserve). It is ideally located for easy access to a variety of local amenities including the large selection of shops and dining choices in Crouch End whilst Highgate Tube Station is less than a mile away.

MATERIAL INFORMATION:

Tenure: Leasehold - From 25 December 2005 to 24 December 2104. The owners are arranging a lease extension and this will be included at no cost to the buyer.

Service Charges: £3,479.00. This pays for a variety of items including building insurance, general cleaning, garden maintenance, general repairs, fire safety, management fees etc.

Council Tax: Haringey Council BAND D (£2,207.94 for 2025/26).

Parking: Residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tile.

Heating: Gas central heating.

Flood and Erosion: None.

Planning Permission and Proposals for Development: None known.

Property Accessibility and Adaptations: Not suitable for wheelchair users.

Notable Lease Covenants & Restrictions: TBA.



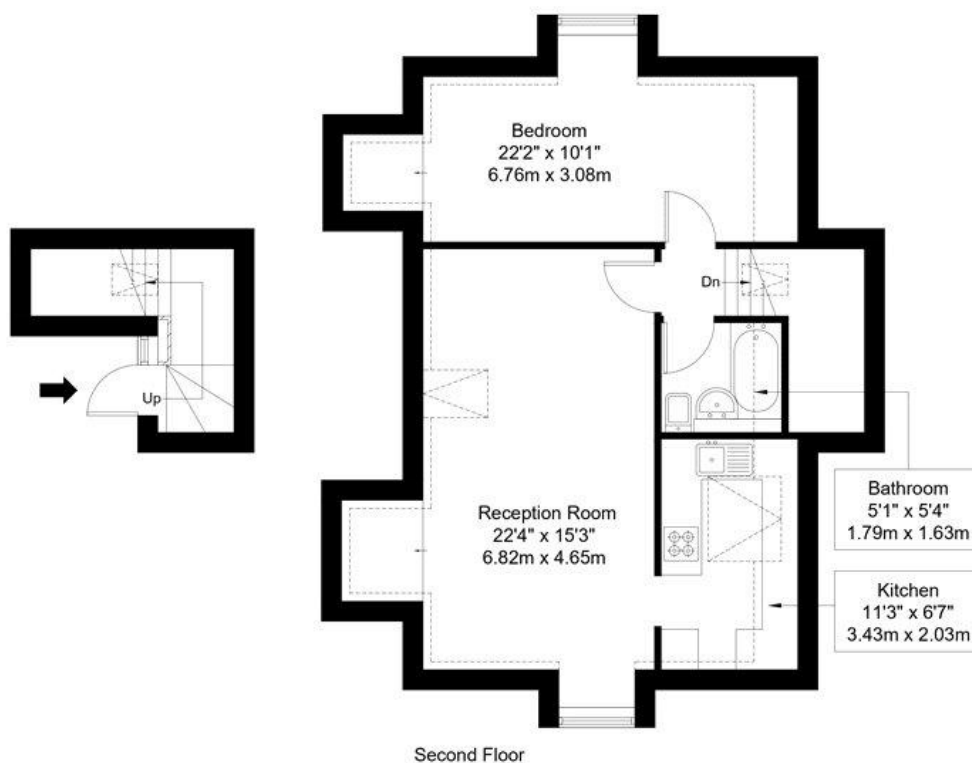
Avenue Road, N6 5DF

Approx Gross Internal Area = 49.62 sq m / 534 sq ft

Restricted Head Height = 6.75 sq m / 73 sq ft

Total = 56.37 sq m / 607 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

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