



AVENUE ROAD N6  
£725,000 SHARE OF FREEHOLD

OCCUPYING THE ENTIRE TOP FLOOR OF AN EDWARDIAN  
FORMER HOUSE, THIS HOME OF CHARACTER AND  
TREMENDOUS SPACE FEELS MORE LIKE A HOUSE THAN AN  
APARTMENT.

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## DESCRIPTION:

An outstanding split-level conversion comprising two bedrooms, a large reception room, kitchen and bathroom. The property occupies the entire top floor of an attractive Edwardian built former house and enjoys lovely, leafy rear views. There is a generous window-to-room ratio meaning that the interior is brightly appointed which adds to the spacious overall feel.

## DESCRIPTION:

Avenue Road lies toward the eastern fringe of Highgate, at the border with Crouch End. The varied shopping and places to eat of Crouch End Broadway are close at hand whilst The Parkland Walk (London's longest linear Local Nature Reserve which provides over three miles of walking bliss) is almost literally at your doorstep. Highgate tube station (Northern Line) is within one mile and the property is within the catchment area of Coleridge Primary School (Ofsted-rated Outstanding).

## MATERIAL INFORMATION:

**Tenure:** 999 years from 29<sup>th</sup> February 2024 with SHARE OF FREEHOLD.

**Service Charges:** 25 % of communal outgoings, administered on an ad-hoc basis.

**Council Tax Band:** Haringey Council BAND E (£2,575.63 for 2024/25).

**Parking:** Controlled Parking Zone Mon-Fri from 2pm-4pm. Residents can purchase parking permits from Haringey Council.

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

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

**Construction Type:** Brick and slate.

**Heating:** Gas central heating.

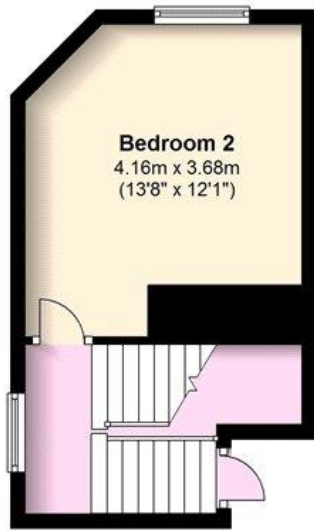
**Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat.

**Lease Restrictions:** Not to keep a dog, cat or other animal in the Flat without the written permission of the fellow-Freeholders. To keep the floors covered with carpet and underfelt except the kitchen and bathroom which should be covered with linoleum or sound-absorbing tiles.



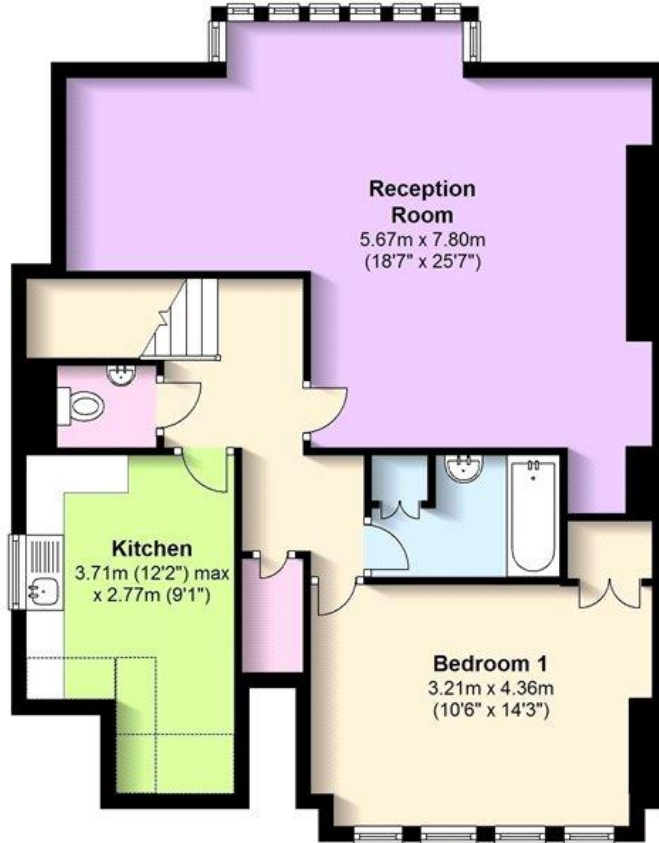
# Avenue Road N6

Total area: approx. 100.9 sq. metres (1086.1 sq. feet)



**First Floor**  
Approx. 22.1 sq. metres (237.6 sq. feet)

Denotes Restricted Head Height

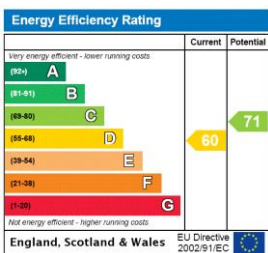


**Second Floor**  
Approx. 78.8 sq. metres (848.5 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.

Plan produced using PlanUp.

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.



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