



**Cromwell Avenue, Highgate, N6**  
**£2,100,000**                      **Freehold**



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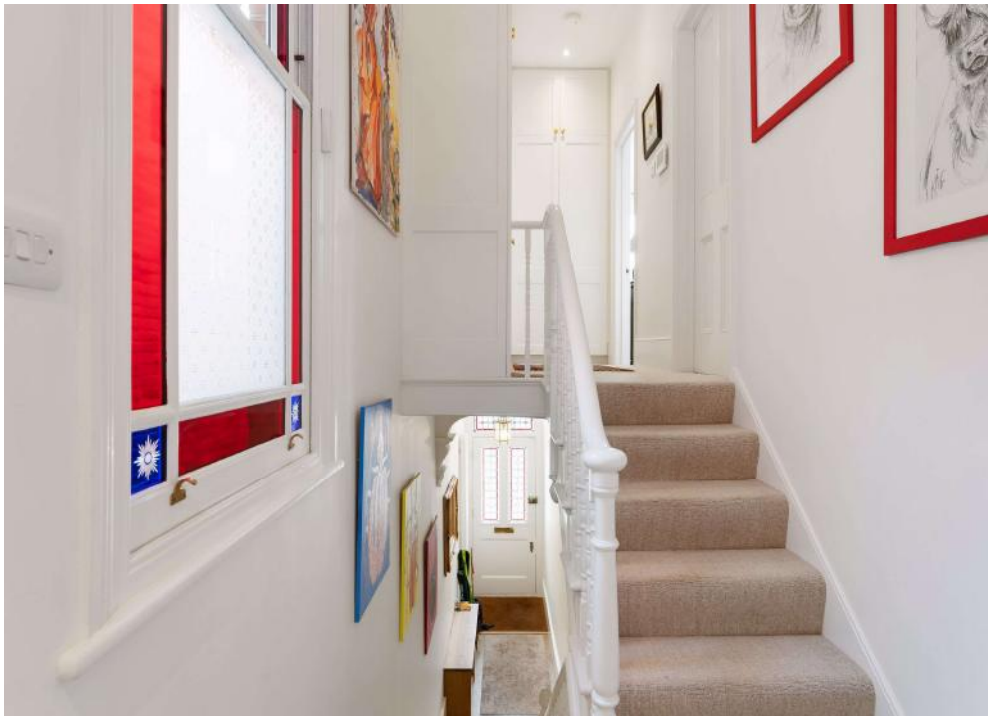


**We are pleased to offer this beautifully presented four double bedroom late Victorian family home which has recently been extended and extensively renovated (work completed in 2019 included full electrical re-wiring, updated plumbing, including new radiators, TV aerials in all bedrooms and wiring of new Ethernet cables throughout).**

**Arranged over three floors and offering stylish accommodation throughout including an elegant through reception, very spacious kitchen dining area onto a bright studio/playroom overlooking the rear patio and garden. The first floor comprises three double bedrooms, the master with en-suite shower room, and a separate family bathroom. The top floor provides a fourth double bedroom and shower room. Further benefits include, utility room, ample built-in storage throughout, a charming rear garden, storage cellar and loft with the potential to create another bedroom (subject to usual planning requirements).**

**Cromwell Avenue is a prime Highgate Village residential road providing easy access to Highgate and Archway tube stations and the amenities, schools and green spaces of Highgate Village, Kenwood and Hampstead Heath.**







**Immaculate late Victorian family home**  
**Extended and renovated in 2019**  
**Double reception room**  
**Large kitchen-dining area**  
**Studio/play room**  
**Downstairs guest cloakroom**  
**4 double bedrooms**  
**Master en-suite shower room**  
**Family bathroom and further shower room**  
**Utility Room**  
**Storage cellar**  
**Loft with potential to convert (STPP)**  
**Rear patio and garden**  
**Ample built-in storage throughout**  
**Close to tube, convenience shopping,**  
**Woods, Village and tube**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Cromwell Avenue

Approximate Gross Internal Area = 2073 sq ft / 192.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.