

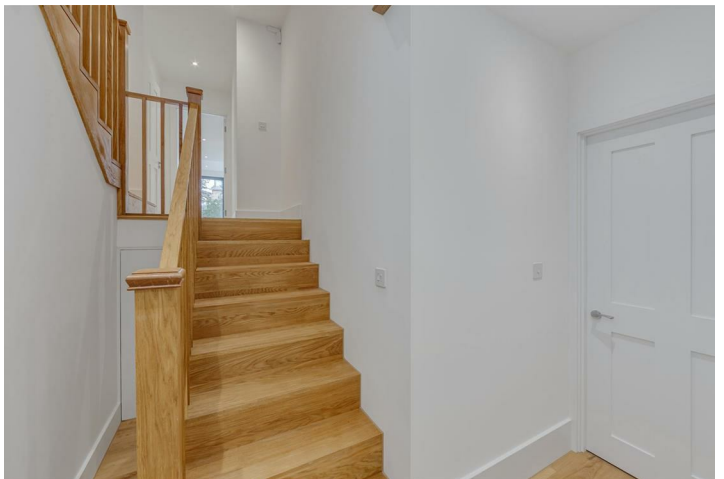


Cromwell Avenue, Highgate, N6 5HL

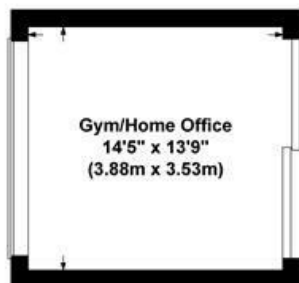
£1,595,000

A truly lovely three bedroom flat which has recently undergone extensive remodelling. The result, is a fully modernised, well planned duplex apartment that has a feel of quality. The front door of the house provides exclusive access to the flat, which also benefits from a large private garden. There is also planning permission for a stand alone garden office. Local shops and excellent transport facilities are conveniently close.

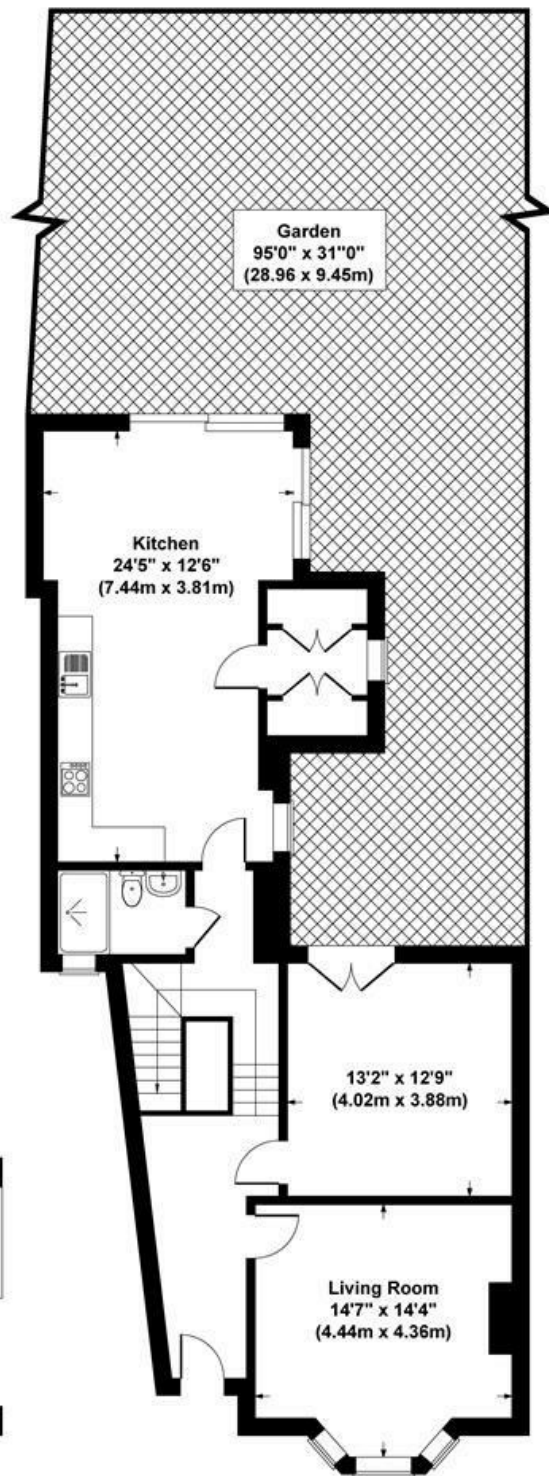
- * 2/3 Bedrooms * Family Bathroom * En Suite Shower Room * 1/2 Reception Rooms * Kitchen/Family Room * Private Garden
- * Planning for Garden Office * Own Front Entrance * Council Tax Band TBA * EPC C *



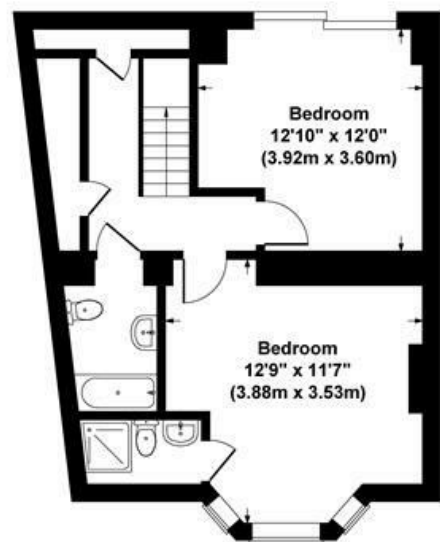




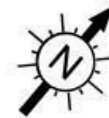
Outbuilding
(Planning Permission
Approved Not Built)



Ground Floor



Lower Ground Floor



Cromwell Avenue, London, N6
Gross Internal Area 1496 sq ft / 139 sq metres
Outbuilding 194 sq ft / 18 sq metres
Total 1690 sq ft / 157 sq metres
 Not to Scale. Produced by The Plan Portal 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	