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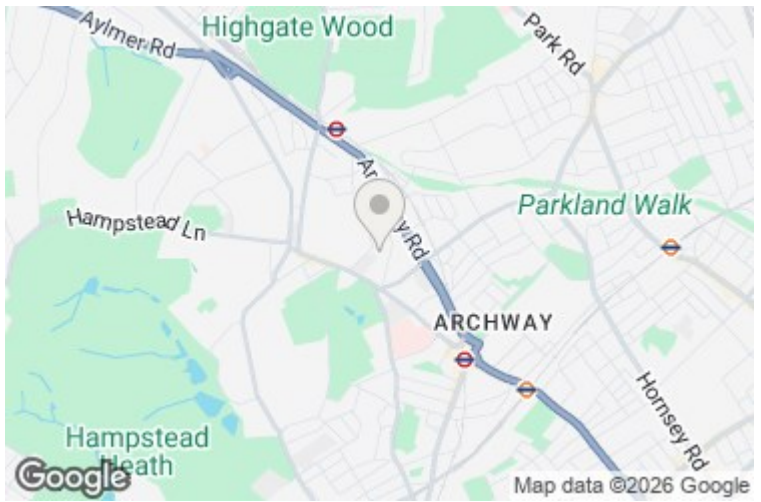
## **Winchester Place, Highgate, N6 5HJ**

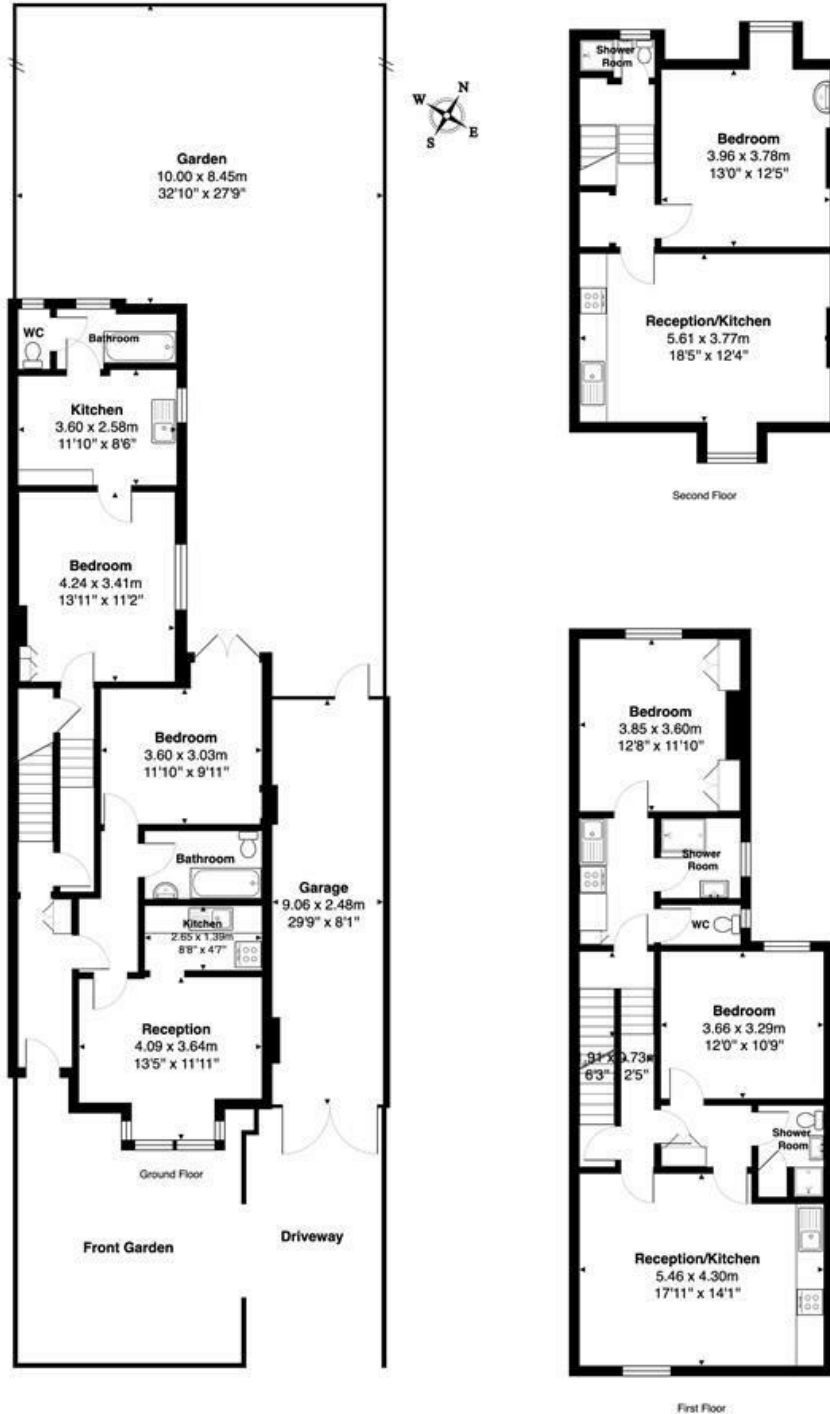
**£1,995,000**

Standing in cul-de-sac off Cromwell Avenue, this semi-detached Victorian property presents a unique opportunity for those seeking a versatile living space in one of London's most desirable areas. Spanning an impressive 2443 square feet, the property is loosely arranged as five flats over three floors, making it an ideal opportunity for those looking to create a stunning family home (subject to all necessary consents). The property has a rear garden and a garage, offering convenient parking and extra storage options. The location is particularly appealing, situated just a stone's throw from Highgate Village.

\* 9 Rooms \* 5 Bathrooms \* Rear Garden \* Attached Garage \* EPC 3 x D & 2 x E \* Council Tax Bands 4 x C & 1 x D \*







Total Area: 227.0 m<sup>2</sup> ... 2443 ft<sup>2</sup> (including garage)  
 All measurements are approximate and for display purposes only.  
 These details are subject to contract.

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

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