



**Avenue Road, N6**

£2,995,000

Freehold

**Castles**



## Avenue Road, N6

A magnificent opportunity to acquire an imposing period residence on a much sought-after tree-lined Avenue. The house is currently divided as three flats (1 x 4 bedroom with garden, 2 x 1 bedroom) but is used entirely for the family as a whole house (certificate of lawfulness for a single dwelling is in place).

Arranged over four floors, the property serves well as a five/six-bedroom family home with four receptions, family room, kitchen/diner, guest w.c. four bathrooms and a 90ft plus rear garden.

Ideally positioned for an array of desired local amenities in both Crouch End and Highgate, including Highgate underground station and Parkland Walk. A choice of excellent private and state schools are nearby, including Coleridge, Highgate school and Channing.

An early viewing is highly recommended.

*EPC Rating: D*  
*Current: 60/D Potential: 83/B*

**£2,995,000**

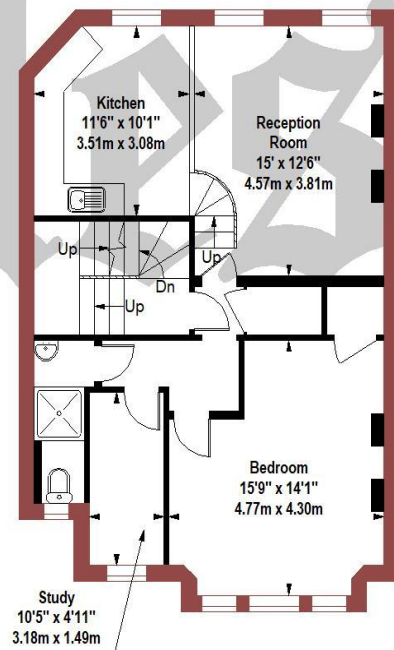
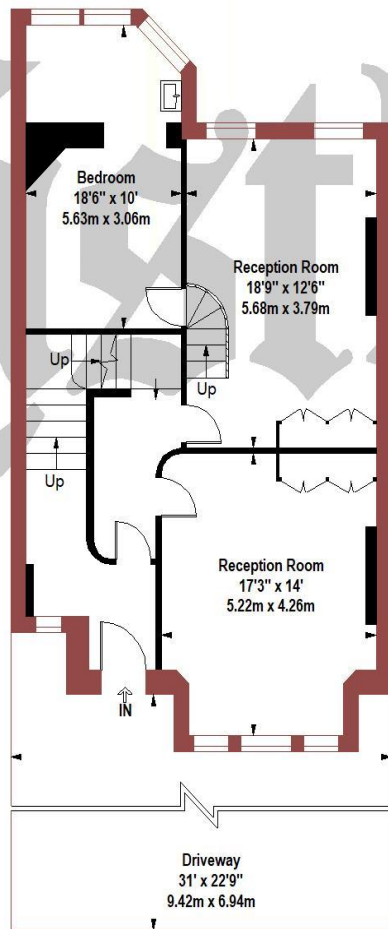
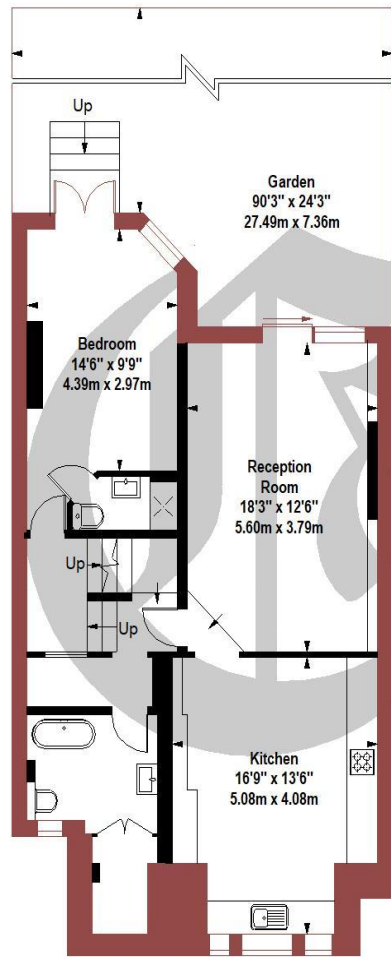
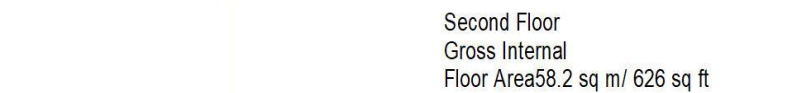
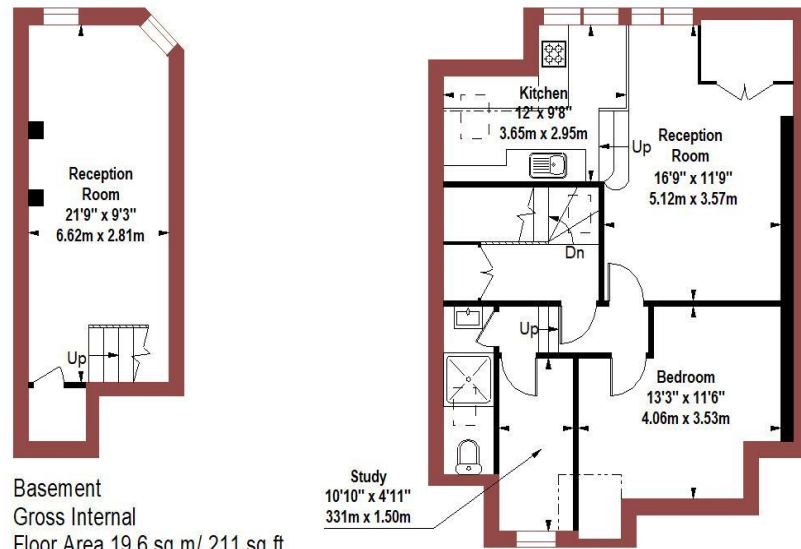
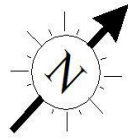
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# Castles

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Approx. Gross Internal Area = 303.5 sq m / 3267 sq ft



Ground Floor  
Gross Internal  
Floor Area 77.6 sq m / 835 sq ft

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

### An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

### EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

### GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

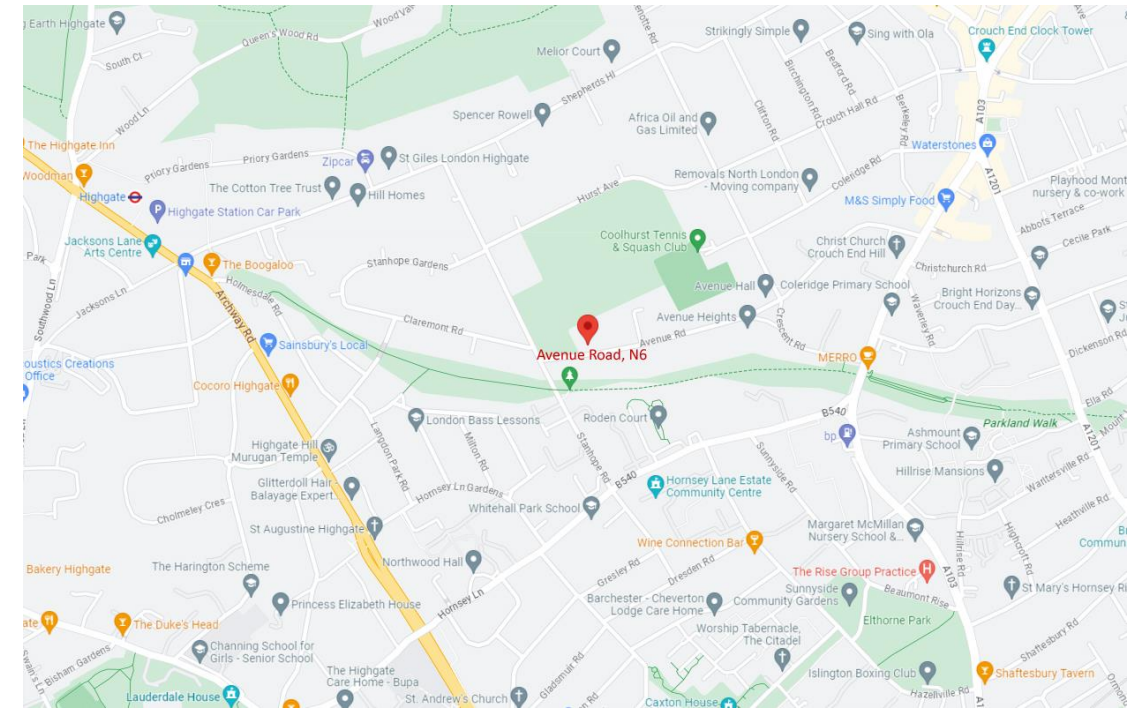
### TRANSPORT

**Underground services** from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

**Buses:** Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

**Cycle:** The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

**Road:** Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



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