



**Cholmeley Park, Highgate Village, N6**

**£3,250,000**

**Freehold**



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offices also in hampstead garden suburb & crouch end



**First time on the market for nearly 50 years is this lovely 6 bedroom semi- detached Edwardian family home on a very sought after residential road in the heart of Highgate Village. The ground floor features a large entrance hallway and two spacious reception rooms with wooden flooring and original fireplaces, the rear reception has direct access through French doors to the patio and delightful, mature and well tended garden beyond. There is also a big kitchen-dining room, with ample cupboard space, pantry, cellar storage and direct access to the rear garden. The first floor comprises four ample double bedrooms, the master with en-suite bathroom, an additional family bathroom and separate shower room. The upper floor has an extremely versatile suite of rooms which could be used as a separate apartment, child/teenage rooms or workspace. Currently there is a reception room with large picture windows with leafy and far reaching London views, double bedroom, family bathroom, galley kitchen, single bedroom/study and a galleried mezzanine level accessed by ladder stairs which provides another sleeping or study space. This super house is complimented by the beautiful 150ft approx. rear patio and garden, the rear section of which is accessed by a picturesque bridge over a feature fish pond and has a second patio area and garden shed and would be the perfect spot for a garden studio/home office. Further benefits include side access and off street parking for at least 2 cars. Cholmeley Park is a peaceful residential road minutes away from all the amenities of Highgate Village, with a tube station less than half a mile away and prestigious local schools including Highgate and Channing. There are plentiful green spaces close by including Waterlow Park, Highgate and Queen's Woods, the Parkland Walk and the delights of Kenwood and Hampstead Heath.**



**Semi-detached Edwardian family home**  
**Large entrance hallway**  
**2 reception rooms**  
**Kitchen-dining room**  
**Guest cloakroom**  
**5 double bedrooms & 1 single bedroom**  
**Master with en-suite bathroom**  
**2 further family bathrooms & shower room**  
**Top floor granny/nanny flat - teenage space**  
**Mature and beautifully tended 150ft approx. rear patio and garden**  
**Off street parking for 2+ cars**  
**Close to tube, Highgate Village, and prestigious local schools**  
**Close to Waterlow Park, Highgate and Queen's Woods and the Heath**







# Cholmeley Park

Approximate Gross Internal Area = 3439 sq ft / 319.6 sq m  
 (Excluding Reduced Headroom / Cellar / Void)  
 Reduced Headroom / Cellar = 244 sq ft / 22.7 sq m  
 Total = 3683 sq ft / 342.3 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.