



Cholmeley Park, Highgate Village, N6

Offers in Excess of £3,650,000

Freehold



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offices also in hampstead garden suburb & crouch end



Litchfields are pleased to offer for sale this substantial 6 bedroom fully detached Edwardian family home on a highly desirable residential road in the heart of Highgate Village. The current owners have maintained the house and garden to a very high standard and have recently (Spring 2022) redecorated the exterior and interior. This super house offers over 3600 sq feet of versatile family, living and entertaining space over three floors and a beautifully landscaped and mature 150' southerly aspect rear patio and garden. The house further benefits from a carriage driveway providing ample off-street parking and an integral garage. Cholmeley Park is enviably located a stone's throw from all the amenities of historic Highgate Village, Waterlow Park, Kenwood and Hampstead Heath and is within easy reach of both Highgate and Archway tube stations. It is also very close to highly regarded local primary and secondary schools including Highgate and Channing. An early viewing is highly recommended. EPC -D





**Very well presented detached Edwardian family home
Highgate Village Location
Large entrance hallway
2 reception rooms
Very spacious kitchen-dining room
6 bedrooms
Luxury master bedroom with dressing room and en-
suite shower room
Family bathroom and 2 further en-suite shower rooms
Ground floor guest cloakroom/utility room
Boot room
Beautiful, mature 150' southerly aspect rear patio and
garden
Integral garage
Carriage driveway
EPC - D**

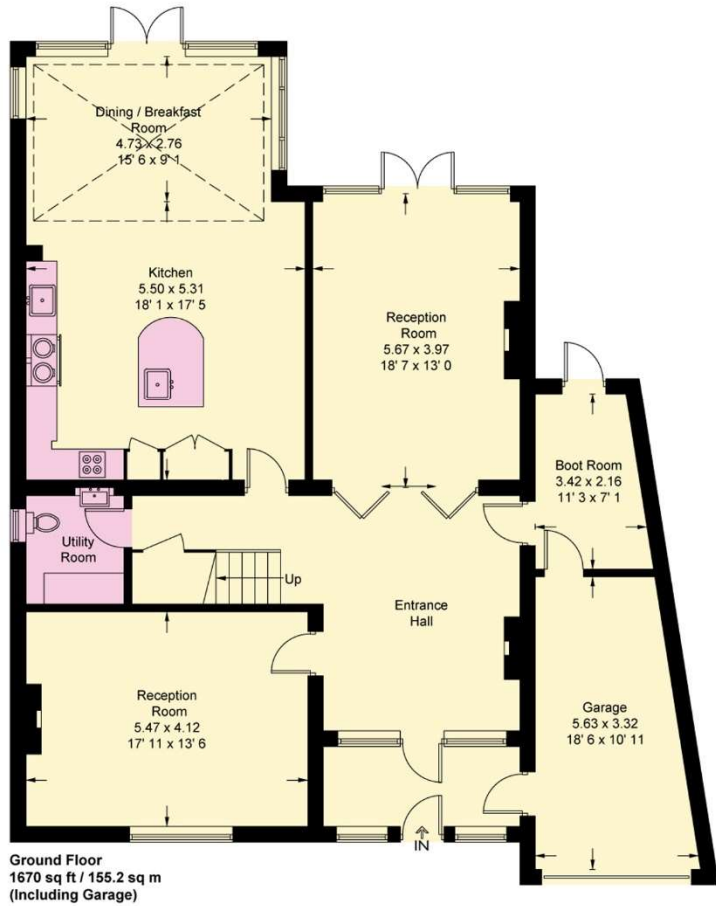


Cholmeley Park

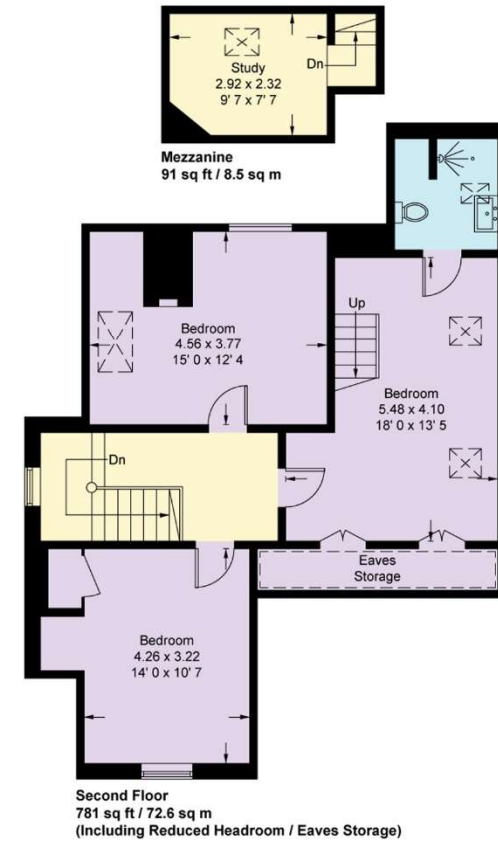
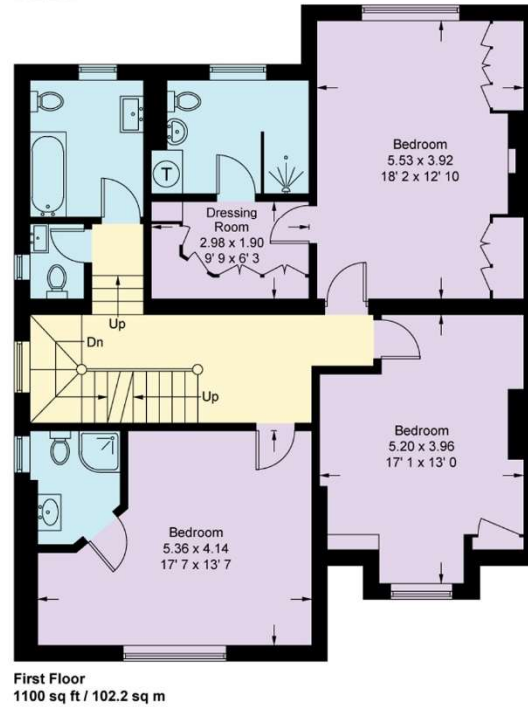
Approximate Gross Internal Area = 3608 sq ft / 335.3 sq m
 (Excluding Reduced Headroom / Eaves Storage / Including Garage)

Reduced Headroom / Eaves Storage = 34 sq ft / 3.2 sq m

Total = 3642 sq ft / 338.5 sq m



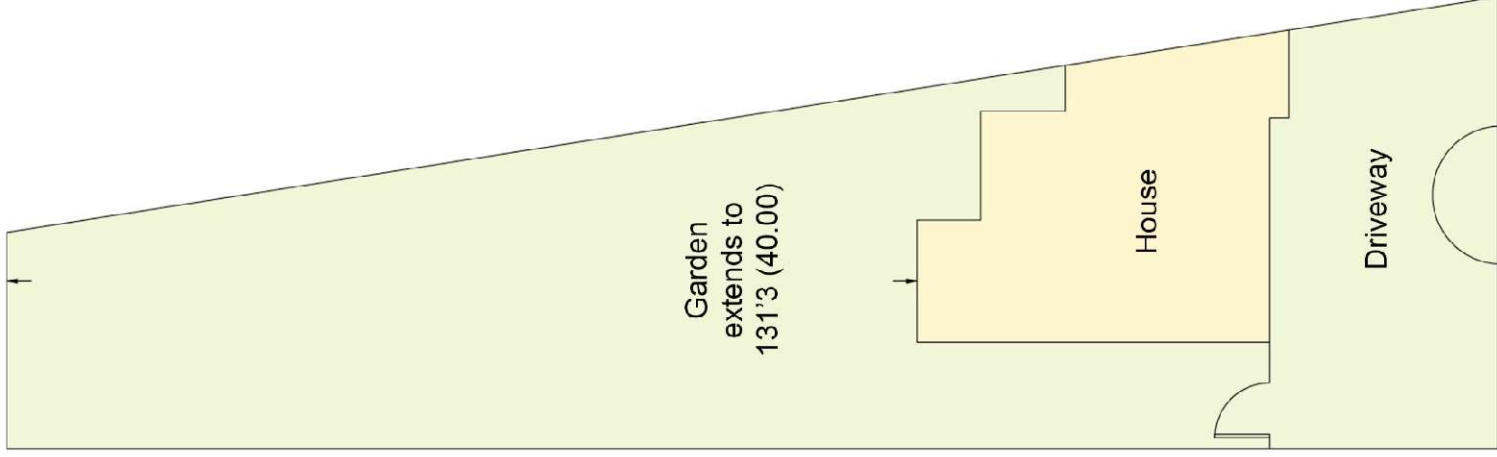
= Reduced headroom below 1.5m / 5'0"



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.

Cholmeley Park

Site Plan



Site Plan
(Not To Scale)

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