



Avenue Hall, Avenue Road, Highgate, N6

£579,950

Share of Freehold

 **litchfields**

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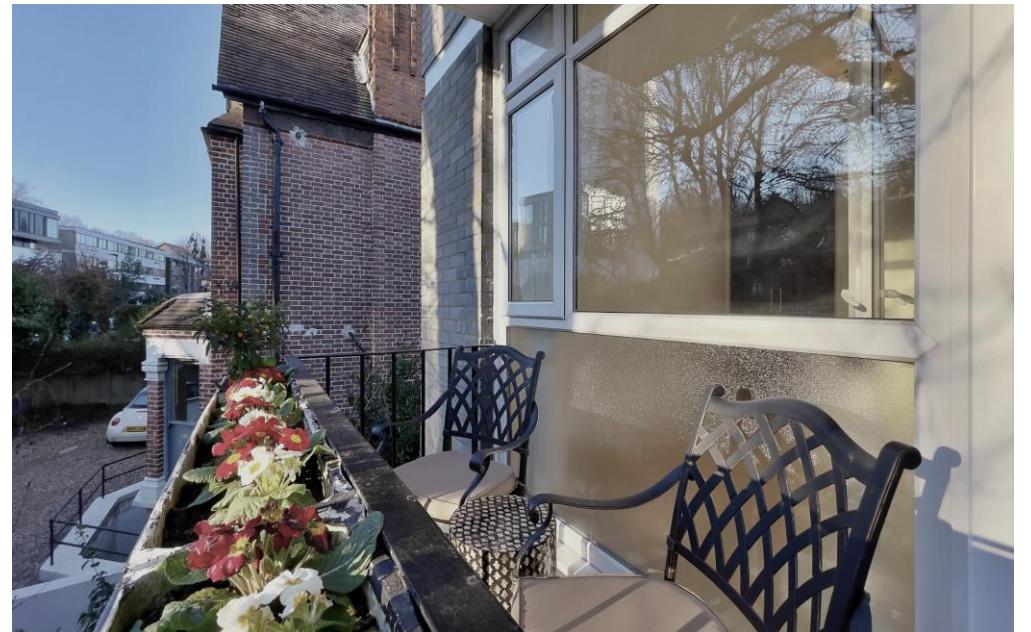
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Share of Freehold. A beautifully presented, newly refurbished one bedroom second floor apartment within a well maintained 1960s purpose-built block (the exterior of the block has been recently renovated). This stylish flat features exquisite real wood chevron flooring which adds a touch of elegance and timeless charm to every room. The accommodation comprises a spacious entry hallway with storage and a useful workspace/office area, a very well-designed open plan reception-kitchen space which boasts premium Miele appliances, ensuring top-tier performance, luxury bathroom and ample size double bedroom with built-in storage and access to a private balcony. There is also unallocated parking available. Avenue Hall is an elegant modernist apartment block built in 1962 and is located on a quiet residential street within easy reach of the cafés, shops, restaurants and bars of Highgate Village and Crouch End Broadway. There are plentiful green spaces to enjoy with Waterlow Park, Hampstead Heath, Highgate and Queen's Woods close by with access to the Parkland Walk literally around the corner. Transport links are excellent, with Crouch Hill Overground, Highgate and Archway Underground stations nearby (Northern Line), along with numerous bus routes providing easy access to central





Well maintained purpose-built apartment block | Stylishly refurbished throughout including new central heating | Solid wood chevron flooring throughout | Spacious hallway with storage and workstation | Open-plan reception-kitchen with premium Miele appliances | Luxury bathroom | Double bedroom with storage and access to balcony | Close to all the amenities of Highgate Village & Crouch End Broadway | Close to transport links to central London and the City | Chain Free with a Share of the Freehold



GROSS INTERNAL AREA  
TOTAL: 59 m<sup>2</sup>/638 sq.ft  
SECOND FLOOR: 59 m<sup>2</sup>/638 sq.ft  
EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/35 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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