

Camden Office

3 Parkway
London
NW1 7PG

T 020 7482 1060
F 020 7482 2260
E camden@edmundcude.com

**CROMWELL AVENUE, HIGHGATE, N6**
£350 per week**Preliminary Details**

Ideal for professional or student sharers due to the evenly sized bedrooms, this property is bright throughout and benefits from being within walking distance of Archway underground (Northern Line Zone 2) and Highgate High Street which boasts a wide selection of shops, restaurants and bars. The property consists of two spacious double bedrooms including storage and a spacious open plan kitchen and reception area. The property is fully furnished and has all white goods including a dishwasher and a washing machine. The building has a secure entrance and is in a quiet tree-lined street with garden views to the rear. On street resident parking permits are available.

**2 Bedroom • 1 Bathroom**

3 Parkway, London, NW1 7PG
T 020 7482 1060 F 020 7482 2260 E camden@edmundcude.com
www.edmundcude.com



Area Overview

Once a small village on the Great North Road, as you wander past the shops and cafes along Highgate Hill it can still feel like one today. It's a relaxed, residential and elegant place which at times has an almost rural feel. It represents better value than neighbouring Hampstead and Belsize Park, but like them Highgate attracts the rich and famous (perhaps after a slightly quieter life), with current residents including Sting, Annie Lennox and George Michael.



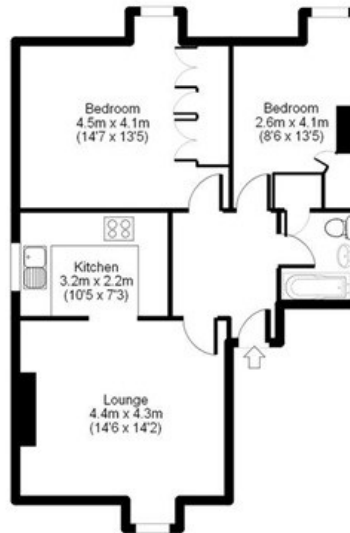
Cromwell Avenue, Highgate 🚇 Archway (0.4M), 🚇 Highgate (0.5M), 🚇 Tufnell Park (1.0M)

Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Haringey	£ 996	£ 1,162	£ 1,328	£ 1,494	£ 1,826	£ 2,158	£ 2,490	£ 2,988
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Cromwell Avenue N6

APPROX GROSS INTERNAL FLOOR AREA: 636 sq. ft / 59 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	48	57	(39-54) E	42	49
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR CROMWELL AVENUE, HIGHGATE, N6



The Flask

The Flask Tavern is an iconic pub in Highgate Village, tucked away from the hustle and bustle of London. The large suntrap garden, mouth-watering homemade food and exceptional service makes it one of the top gastro pubs in North London.

🚶 600m (10 mins) from Cromwell Avenue



Kenwood House

Set in beautiful landscaped parkland in the midst of Hampstead Heath, Kenwood House, houses a superb collection of paintings, including masterpieces by Rembrandt, Vermeer, Turner and Gainsborough.

🚶 1800m (30 mins) from Cromwell Avenue



The Wells Tavern

The Wells, whilst being a delightful pub in its own right has made a name for itself with its award winning cooking, being featured in both the Good Food Guide and the newly launched Egon Ronay Guide.

🚶 2500m (42 mins) from Cromwell Avenue



The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 2600m (43 mins) from Cromwell Avenue



York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 2700m (45 mins) from Cromwell Avenue



Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 2900m (48 mins) from Cromwell Avenue