



CHOLMELEY LODGE, CHOLMELEY PARK N6
£900,000 SHARE OF FREEHOLD

A SUPERB GROUND FLOOR APARTMENT WITH THREE BEDROOMS OR TWO INTER-CONNECTING RECEPTION ROOMS, LOCATED IN ONE OF HIGHGATE VILLAGE'S MOST PRESTIGIOUS LOCATIONS.

Highgate | 020 8341 1988 | highgate@winkworth.co.uk



DESCRIPTION:

Cholmeley Lodge is a secure Grade 2 Listed curving, six-storey and lift-served block of 48 flats built in 1934 to a design by Guy Morgan. The interior of the flat is well-proportioned and presented in good decorative condition, retaining much of its original Art Deco charm. Residents enjoy the benefit of panoramic London views from the building's roof terrace.

LOCATION:

Situated in central Highgate Village within the Highgate Conservation Area, Cholmeley Park is regarded as one of Highgate's finest locations. Cholmeley Lodge is situated at the summit end of Cholmeley Park, off Highgate High Street. The varied places to eat and drink in Highgate Village are just moments away as are the rolling acres of Waterlow Park whilst Highgate or Archway Tube Stations (Northern Line, Zones 3 & 2 respectively) are each within half a mile.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1st April 2015 with SHARE OF FREEHOLD.

Service Charges: 1.8636% of building costs. This equated to £6,042.46 to March 2025. This pays for a variety of items including heating and hot water, building insurance, Resident House Manager, communal expenses, lift repairs, gardening etc. An additional sum of £2,795.40 is collected as a contribution toward the Reserve Fund. The building is managed by Parkgate Aspen, Wilberforce House, Station Road, London NW4 4QE.

Ground Rent: £75.00 per annum

Council Tax Band: Haringey Council BAND: E (£2,575.63 for 2024/25).

Parking: Off-street parking is available on a first-come, first-served basis. Residents' road parking is available by permit.

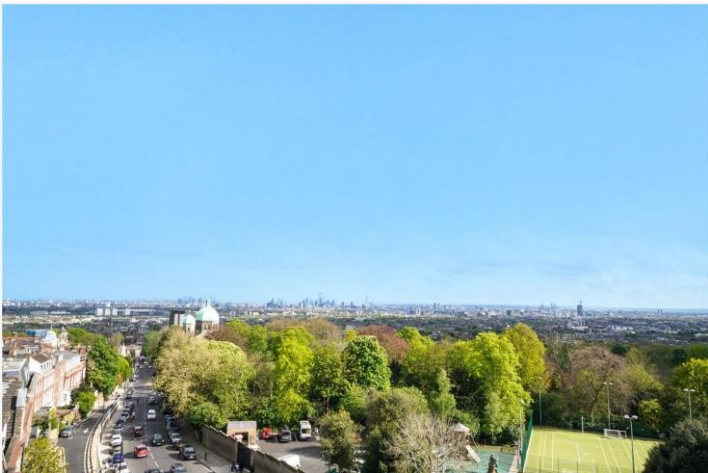
Utilities: Mains connected electricity, gas (presently disconnected), water and sewerage.

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and asphalt.

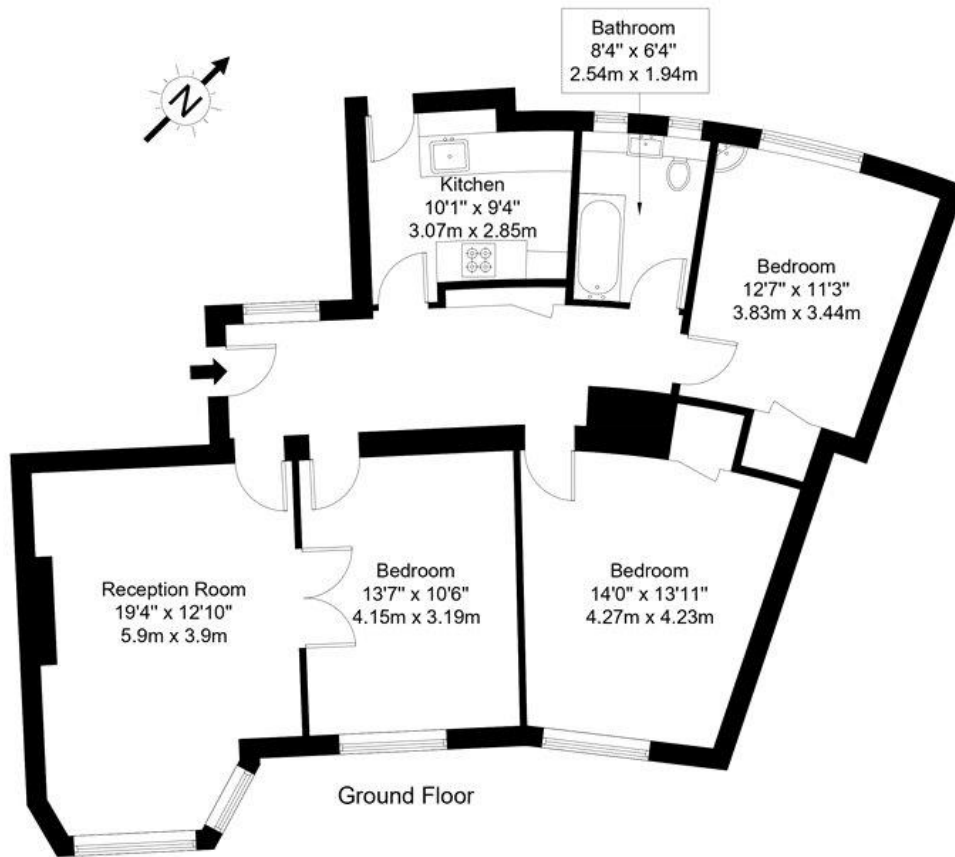
Heating: Communal heating and hot water.

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underfelt except the kitchen and bathroom.



Cholmeley Park, N6 5EN

Approx Gross Internal Area = 91.4 sq m / 984 sq ft



Ref :

Copyright **BLEUPLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
63	78
<small>England, Scotland & Wales EU Directive 2002/91/EC</small>	