



SHEPHERDS HILL, N6
£850,000 SHARE OF FREEHOLD

AN OUTSTANDING TWO BEDROOM TOP
FLOOR CONVERSION WITHIN A SHORT WALK
OF HIGHGATE TUBE STATION.

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DESCRIPTION:

This remarkable apartment comprises spacious, split-level accommodation and is equipped with quality hard-wood flooring throughout and double glazing for better energy efficiency. Each bedroom is double-sized whilst the sizeable reception room leads to a fully fitted, bespoke kitchen/diner which has ample room for a large table and chairs - whilst the principal rooms enjoy a leafy rear view over the surrounding gardens and trees. The property also has a share of freehold and is a top floor flat so you won't hear any noise from anyone above! The property is located within a two-minute walk of Highgate Tube Station. Bus routes into the City and West End are close at hand as are the open spaces of Highgate Wood, Queens Wood and The Parkland Walk.

MATERIAL INFORMATION:

Tenure: 999 year lease from 25th December 1979 with **SHARE OF FREEHOLD**.

Ground Rent: £100.00 per annum

Service Charges: £2,830.00 for 1st April 2024 - 31st March 2025. This pays for a variety of items including building insurance, gardening, management fees & cleaning of communal parts. The building is managed by Mortemore Mackay, 19 The Grangeway, Grange Park, London N21 2HD

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

Parking: Unallocated off-street parking and residents' area-parking by permit. The owners fitted an electric car-charging point in the drive.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Superfast Broadband (via Openreach or Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tile.

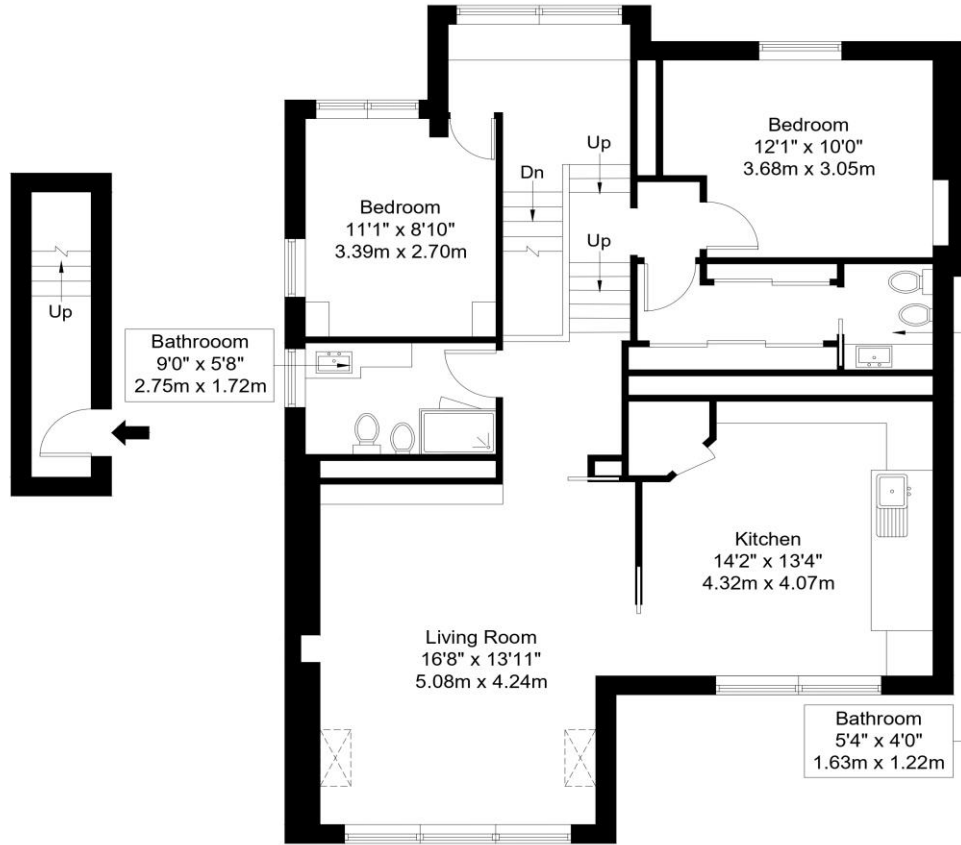
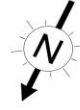
Heating: Gas central heating.

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal in the Flat.



Shepherds Hill, N6 5QJ

Approx Gross Internal Area = 102.3 sq m / 1101 sq ft



Second Floor

Third Floor

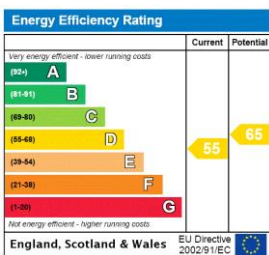
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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