



BISHOPSWOOD ROAD, LONDON, N6  
OFFERS IN EXCESS OF £1,350,000 SHARE OF FREEHOLD

A TWO-BEDROOM CONVERTED FLAT COMPRISING SOME 1,133 SQ. FT. OF ACCOMMODATION, FORMING PART OF A HANDSOME, DOUBLE-FRONTED VICTORIAN RESIDENCE, BUILT IN RARE GAUNT BRICK AND SET BACK FROM THE ROAD BY ITS OWN DRIVE AND FRONT GARDEN.

Highgate | 020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



### DESCRIPTION:

This is a rare opportunity to acquire an elegant apartment of grand proportions, converted from the raised ground floor of a substantial detached house dating from the 1860s, located in one of the highly sought-after roads off Hampstead Lane only moments from Hampstead Heath. The property comprises some 1,133 sq. ft. accommodation with high ceilings throughout, which includes two double-sized bedrooms, (each with en suite), and forms part of a handsome, double-fronted Victorian residence, built in rare gaunt brick and set back from the road by its own drive and front garden. Perhaps the most attractive feature of the Flat is its grand reception room with large bay window that overlooks a beautiful, mature residents' garden, so unusually large as to be shaded green on the A to Z!

Expected to generate huge interest, an early viewing of the property is highly recommended.

### LOCATION:

Ideally located off Hampstead Lane and a short stroll to Hampstead Heath, Kenwood and Highgate Village, the property lies next to the open playing fields of Highgate School.

### TENURE:

999 years from 1 January 1981 with SHARE OF FREEHOLD.

### SERVICE CHARGE & GROUND RENT:

Estimated to be £3,781.47 for 2022/23. This pays for a variety of items including building insurance, garden maintenance and a contribution toward the building Reserve Fund. The building is managed by HML, Prospect House, 2 Athenaeum Road, London N20 9AE – Tel 020 8492 1111. The Ground rent is £10.00 per annum.

### COUNCIL TAX:

London Borough of Haringey. COUNCIL TAX BAND: F (£2,715.15 for 2022/23).







— Ground Floor

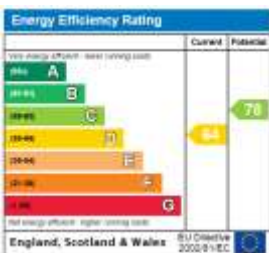
 GROSS INTERNAL AREA (GIA) The footprint of the property. 105.28 sqm / 1133.22 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes walkways, recessed head height. 97.73 sqm / 1051.96 sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	 RESTRICTED HEAD HEIGHT Limited use areas under 1.8 m. 0.00 sqm / 0.00 sqft
--	--	--	--



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 105.13 sqm / 1142.37 sqft  
IPMS 3C RESIDENTIAL: 98.89 sqm / 1064.12 sqft  
spec id: 62387cc2b663603dd5bbf0ca

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.



for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.