



SHEPHERDS HILL, LONDON, N6
£950,000 SHARE OF FREEHOLD

A SUPERB TWO BEDROOM, TWO BATHROOM CONVERSION
OCCUPYING A GROUND FLOOR POSITION WITHIN THIS
IMPOSING DETACHED, DOUBLE-FRONTED FORMER HOUSE.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Having been recently newly converted, the property remains in excellent decorative condition and comprises 1029.25 sq. ft. accommodation over a single level. The interior space is further enhanced by high ceilings and large windows, enabling the living space to be flooded with natural light. Features include a stylish inter-connecting reception room and kitchen arrangement with full-width bi-fold windows that open-up to a south-facing flowering bay with a leafy backdrop. The interior has been finished to a very modern specification whilst still retaining some period features and there is plenty of storage too.

The property comes complete with a long lease with a share of the freehold and an allocated off-street parking space.

LOCATION:

The property is located within two thirds of a mile of Highgate tube station. It is conveniently located for easy access to a variety of amenities including the open spaces of Highgate Wood, Queens Wood whilst the eclectic mix of shopping and dining choices in Crouch End are close at hand.

ALLOCATED PARKING SPACE:

Second space from left-hand-side, looking toward the road from the building.

TENURE:

999 year lease from and including 1 January 2016 SHARE OF FREEHOLD.

SERVICE CHARGE & GROUND RENT:

On an "As & When" basis. Our client informs us that the average annual service charge is around £1,000.00 and includes building insurance. The Ground Rent is a peppercorn.

COUNCIL TAX:

London Borough of Haringey. COUNCIL TAX BAND: E (£2,297.44 for 2022/23).







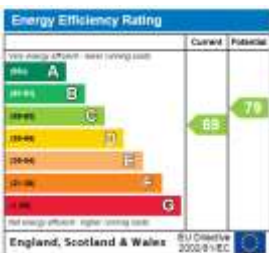




95.62 sqm / 1029.25 sqft
 60.53 sqm / 655.09 sqft
 0.00 sqm / 0.00 sqft
 0.00 sqm / 0.00 sqft

spec Verified
 RICS Certified Property Member
 Energy Efficiency Rating: 79
 Structural Features: 0.00 sqm / 0.00 sqft
 Floor Area: 0.00 sqm / 0.00 sqft

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.



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.