



HIGHPOINT 1, NORTH HILL N6
£325,000 LEASEHOLD WITH SHARE OF FREEHOLD (UNVERIFIED)

A SUPERB GROUND FLOOR STUDIO FLAT IN A LANDMARK HIGHGATE APARTMENT BLOCK.

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DESCRIPTION:

Occupying a ground floor position within Highpoint 1 lies this compact studio apartment. Highpoint 1 was the first of two blocks that comprise Highpoint, designed in the 1930's by the admired architect Berthold Lubetkin, the structural design by Ove Arup. When the building was completed, it became widely renowned as the finest example of this form of construction for residential purposes and has since been awarded Grade 1 Listing to mark its important historic status.

Featuring a sizeable studio room, fitted kitchen and shower room, this chain-free property makes an ideal first-time purchase or a pied-à-terre.

Highpoint residents enjoy benefits including extensive communal gardens, a seasonally heated swimming pool, tennis courts and a full-time porter service. Heating and hot water are supplied via the service charge.

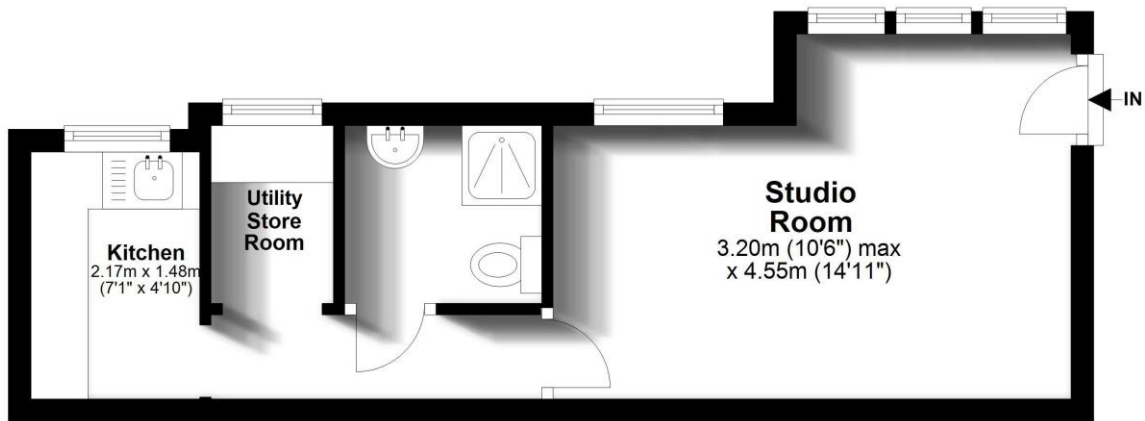
LOCATION:

Highpoint is located at the meeting point of North Hill and North Road in Highgate Village. The varied selection of places to eat, historic pubs, world-class schools and open spaces are all within easy reach.

TENURE, SERVICE CHARGE, GROUND RENT & COUNCIL TAX:

999 year lease from 1st January 2012. Our client informs us that there is also a SHARE OF FREEHOLD, although this is as yet unverified. The annual Service Charge is £5,922.00 and the Ground Rent is £68.72. The building is managed by Trust Premier Property Management. The local authority is Haringey Council, COUNCIL TAX BAND: C (£1,770.95 for 2023/24).





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Total area: approx. 23.4 sq. metres (252.4 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.

Plan produced using PlanUp.

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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