



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6
Price £695,000 - Share of Freehold

An extremely large split level two bedroom apartment occupying the top floor of a detached period conversion only moments away from Highgate Underground Station. Boasting outstanding views and an abundance of natural light throughout, the accommodation comprises a spacious south facing reception room, separate kitchen, two generously proportioned double bedrooms and a bathroom. There is direct access to a flat roof providing panoramic views of the area. Subject to planning permission, this could be converted into a roof terrace. The property is ideally situated within walking distance of the amenities of both Highgate Village and Crouch End Broadway as well as the leafy surroundings of Highgate and Queens Wood.

Council Tax: London Borough of Haringey - Band F

Approx. Floor Area: 948 sqft (88.07 sqm)

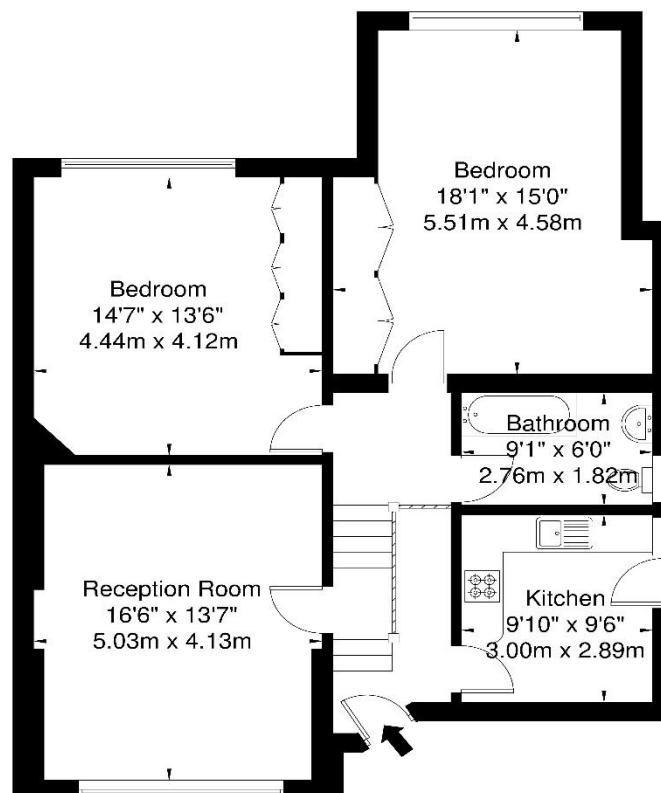
Remaining Lease Term: 999 years

Annual Service Charge: Ad Hoc, 24% share of costs associated with the building. Approximately £450 per annum.



Shepherds Hill, N6 5QJ

Approx. Gross Internal Area = 88.1 sq m / 948 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ref

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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