



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6  
Price £450,000 - Share of Freehold



A spacious and extremely well presented one bedroom apartment occupying the top floor of a grand period conversion situated only moments away from Highgate Underground Station. Flooded in natural light and basting an abundance of storage throughout, the accommodation comprises a reception room open plan to a fully fitted kitchen with integrated appliances, large double bedroom with a customised fitted wardrobe, and a luxurious Duravit bathroom. There are three storage areas in the property including a large under bed storage area, a storage room off the kitchen, and loft space. Externally the property has access to a large communal garden and there is external bike storage to the side of the building. The property is ideally located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and within close proximity to a number of parks including Highgate & Queens Woods and Waterlow Park.

#### Material Information:

The property is held on a 189 year lease from the 25th March 1981. The service charge is £2,074 per annum, payable by monthly instalments of £188.55, which contributes towards the buildings insurance and general maintenance of the building. The building is self managed by the owners. The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is street CPZ street parking available and mobile phone coverage is available in the property.

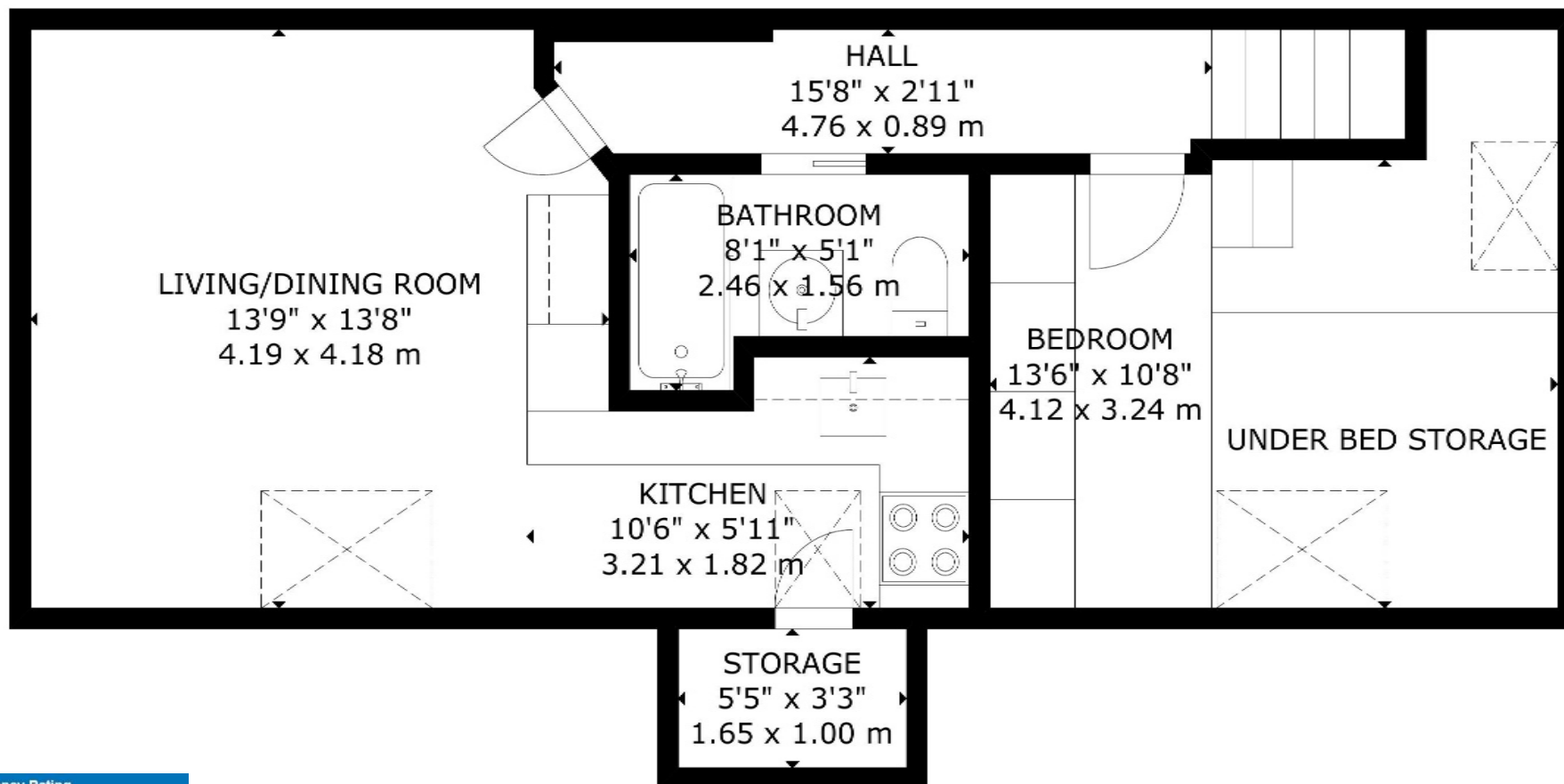
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 518 sqft (48.12 sqm)

Remaining Lease Term: 145 years

Annual Service Charge: £2,074





GROSS INTERNAL AREA  
TOTAL: 48 m<sup>2</sup>/518 sq ft  
SECOND FLOOR: 48 m<sup>2</sup>/518 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



