





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Great North Road, Highgate, N6

£775,000

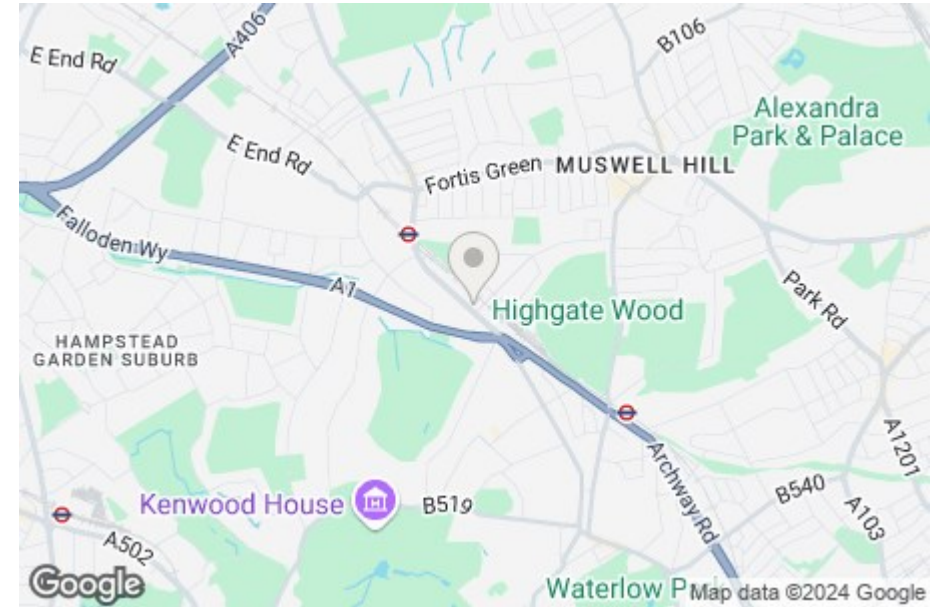
 3 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Three Bedrooms
- Two Bathrooms
- Duplex Conversion
- Utility Area
- Separate Kitchen & Dining Room
- Off Street Parking

Other Information

Tenure: Share of Freehold
Length of Lease: 999 Years
Ground Rent: Nil
Service Charge: Nil
Building Insurance: £450.00 P/A
Council Tax Band: F




Nearest Stations

East Finchley Station 0.4 miles
Highgate Station 0.6 miles
Archway Station 1.5 miles

Property Description

Located just a short walk from Highgate Wood, East Finchley Tube Station, and local amenities, set across the first and second floor this three-bedroom, two-bathroom conversion apartment is set within a stunning period building. The property features a welcoming entrance that leads to a bright reception room with an additional utility area, a separate kitchen, a dining room, and a three-piece bathroom. The top floor boasts two spacious double bedrooms, a generously sized third bedroom, and a modern four-piece family bathroom suite. Further benefits of this apartment include a Share of Freehold, off-street parking, double-glazed windows, wooden flooring throughout, and approximately 1,400 sq. ft of internal living space. To fully appreciate the size, location, and condition of this property, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

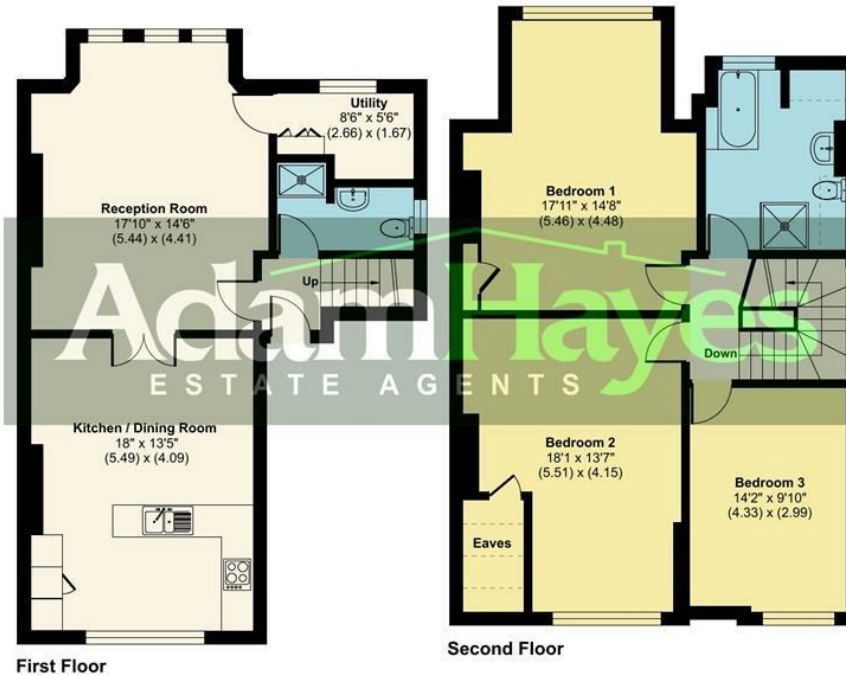
Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Area = 1359 sq ft / 126.2 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Total = 1405 sq ft / 130.4 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1192183

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.