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North Grove, Highgate, N6 4SJ

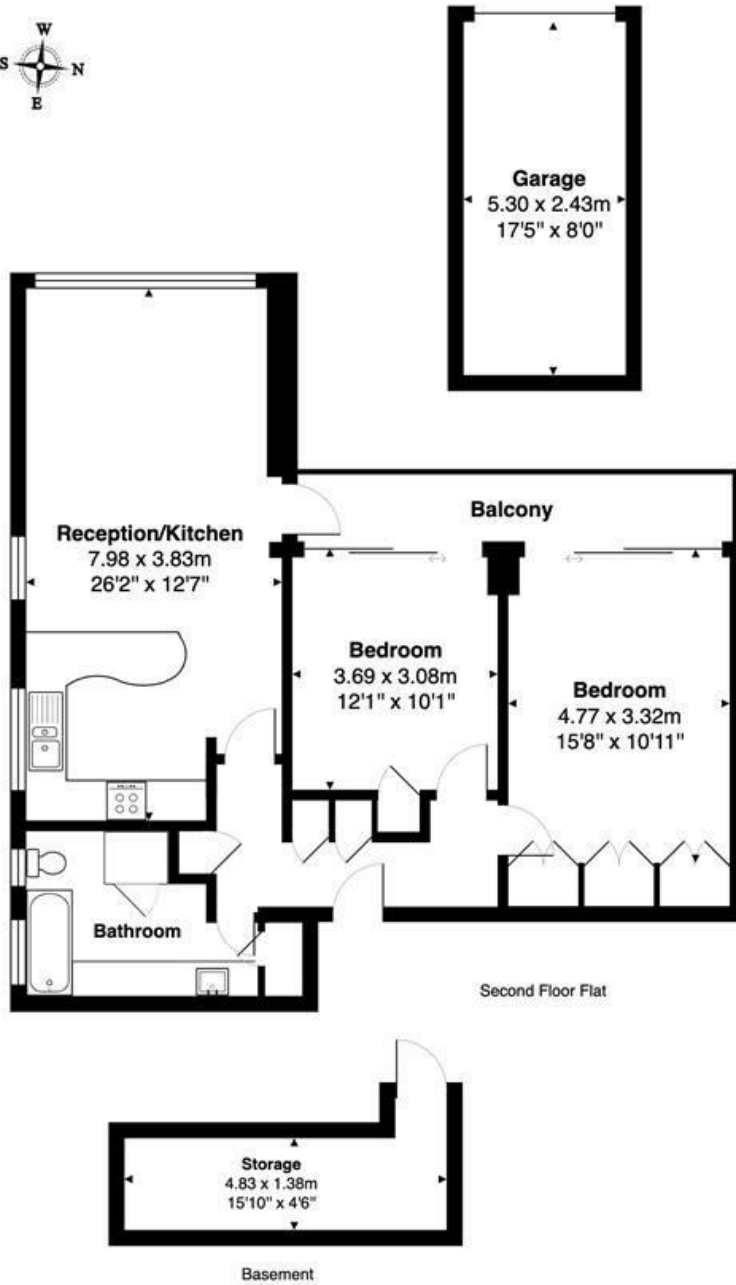
£895,000

A truly lovely, 2 bedroom third floor top apartment situated in one of the area's finest modernist buildings. Situated at the end of this leafy, Highgate Village cul-de sac, this early 1960's block is one of Highgate's "hidden" gems. The flat itself has two good sized bedrooms and a large reception with open plan kitchen, All rooms have direct access to the West facing balcony with uninterrupted views beyond. The flat also benefits from additional private storage, communal gardens and a garage. North Grove is just a short amble to Highgate High Street with it's excellent variety of shops and eateries. Highgate Ponds, Hampstead Heath,, Waterlow Park and several of Highgate's highly regarded schools are all a short walk away as are numerous bus routes and Highgate Northern line underground station.

* 2 Bedrooms * Reception * Open Plan Kitchen * Bathroom/WC * West Facing Balcony * Communal Gardens * Garage * Further Private Storage * Council Tax Band E * EPC D *







Total Area: 75.6 m² ... 814 ft² (excluding balcony, garage, storage)

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	