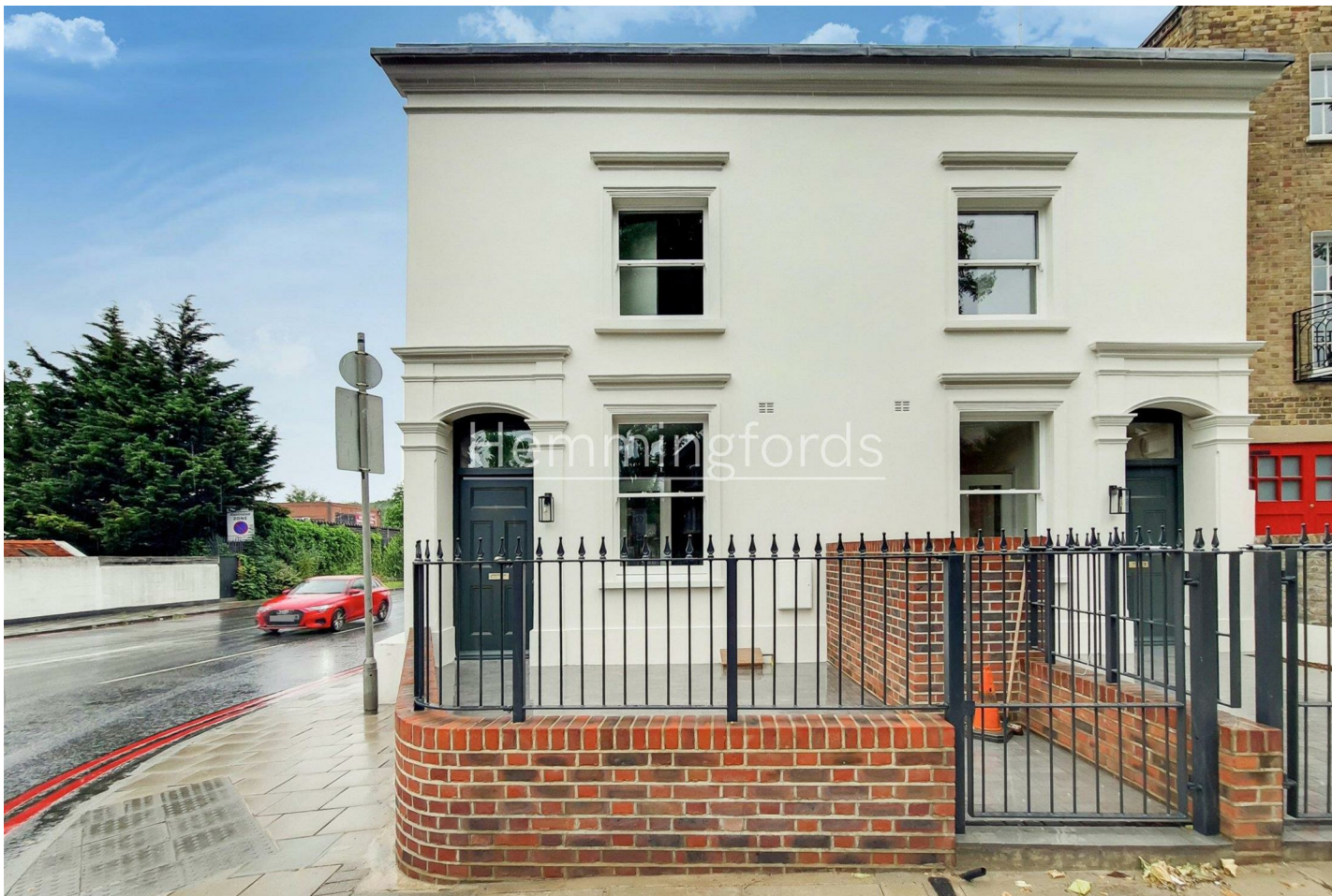




NORTH HILL, HIGHGATE, N6

N6 4RL

£2,600

A stunning newly redeveloped, bespoke one bedroom mews house set moments away from Highgate Station & Hampstead Heath. The property is offered in superb condition and boasts well-proportioned rooms and a generous reception room, beautifully finished with engineered wooden flooring. The reception room flows out on to a private terrace/ patio. The fully equipped kitchen offers lots of storage and plenty of worktop space.

Situated on the first floor you have a sizeable bedroom with built-in wardrobes. The bathroom features an impeccable shower suite. The whole apartment has been finished to an exceptional standard throughout .

The property is situated moments from Highgate Underground Station (Northern Line) and within walking distance to the amenities of Highgate Village and the open spaces of both Highgate and Queen's Woods.

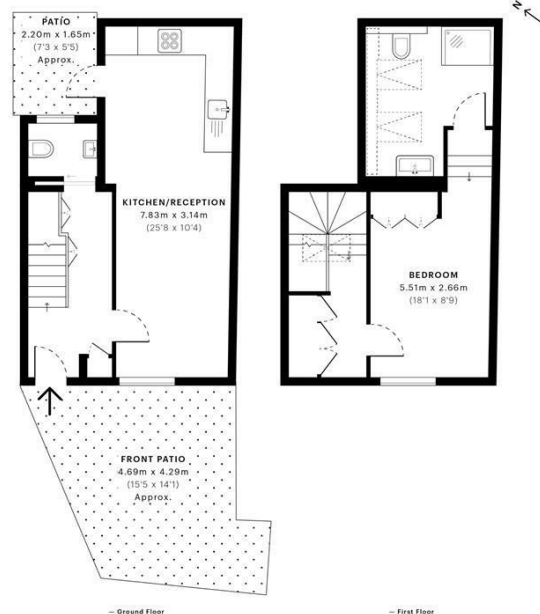
Hemmingfords

North Hill, N6

CAPTURE DATE: 23/06/2022 LASER SCAN POINTS: 36,743,087

GROSS INTERNAL AREA

59.89 sqm / 644.65 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
59.89 sqm / 644.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered roof heights
53.51 sqm / 575.98 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.83 sqm / 8.93 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 57.42 sqm / 618.06 sqft
IPWS RESIDENTIAL: 54.00 sqm / 580.79 sqft

SPCS ref: 4201620373780e54e33227



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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