



7 Stanhope Gardens, London, N6 5TT

A charming ground floor converted garden apartment situated within this period property. This recently refurbished apartment benefits from gas central heating, sole use of a private garden and part wood floors. Offering 2 bedrooms (Master bedroom has sound proofing), bathroom and spacious open plan Living/Dining with a feature fireplace, period features, separate Kitchen area with direct access to the garden from the lounge.

This desirable apartment also benefits from a basement storage room and the kitchen includes a washing machine, oven, hob & fridge freezer

Highgate Station 0.5 mile * Local Shops 0.3 mile * Highgate Village 0.8 mile * Parkland Walk 500 Yards * Highgate Woods 0.5 mile

Due to the shortage of garden flats in the Highgate area we strongly recommend an early internal inspection to fully appreciate this apartment.

Available from 10th November 2024

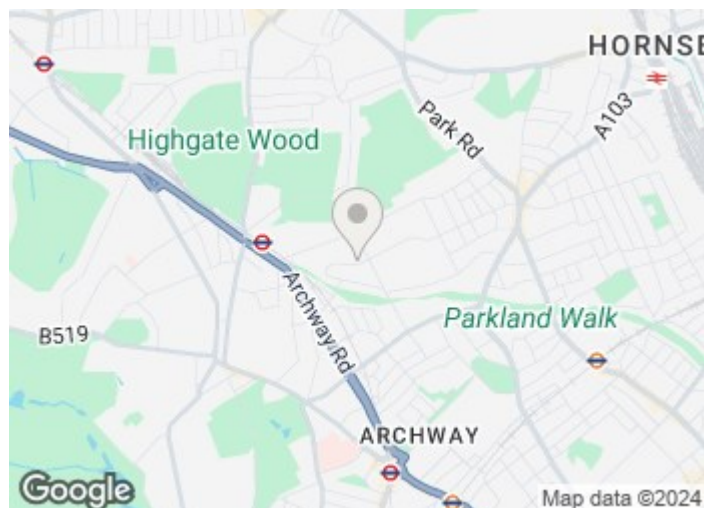
£2,250 PCM

7 Stanhope Gardens

, London, N6 5TT



- 2 Bedroom Ground Floor Garden Flat
- Part Wood Floors and Carpets
- Excellent Location
- Available from 10th November 2024
- Newly Refurbished & Neutral Decor
- Feature Fire Place & Gas Central Heating
- Close to Highgate Tube Station
- Fitted Kitchen With Appliances
- Good Size Garden and Basement
- 71 sq m (approx 764 sq ft)



[Directions](#)



Floor Plan



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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