



**Sunnyside Road, N19**

£550,000

Share of Freehold

**Castles**



## Sunnyside Road, N19

This charming ground-floor flat is situated in an attractive imposing Victorian period residence on a quiet tree-lined street between Crouch End and Highgate. The property is immaculately presented with two-double bedrooms. One of the bedrooms also features a mezzanine which offers excellent opportunity for a home study space. The bright reception features a large bay window which looks out onto the private terrace surrounded by trees and greenery. There is also a large communal garden featuring a BBQ, decking and large bike/storage shed. Within the property is a spacious bathroom with stylish roll-top bath and shower. The kitchen is also beautifully presented with terracotta tile flooring and built-in appliances. The apartment features extensive bespoke built-in storage and high ceilings with ornate decorative awning throughout. Ideally positioned for array of enviable shops located at Highgate Village and Crouch End historic Broadway. Within a short walk of the green open spaces of Waterlow Park and Parkland Walk. With a host of transport links conveniently located close-by and within a short walk of Highgate and Archway (Zone 2) Tube Stations with their links to the City, West End and beyond. Property is being sold chain free.

Local Authority: Islington  
Council Tax band: E

Unexpired Lease: 983 years  
Current Service/Maintenance Charge: £150.00 pcm

EPC Rating: D  
Current: 63 Potential: 73

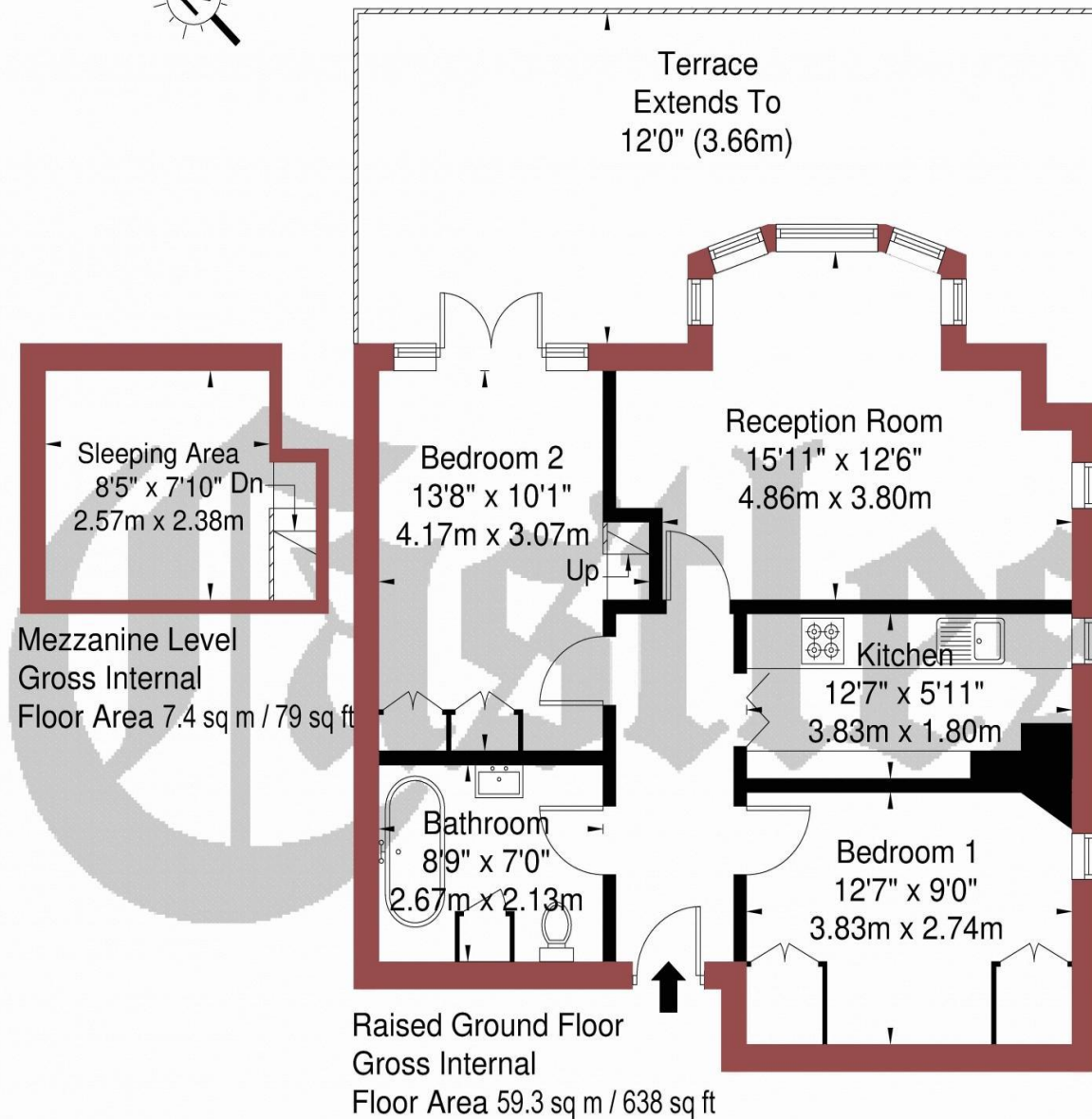
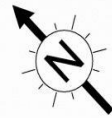
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Approx. Gross Internal Area = 66.7 sq m / 718 sq ft



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

### An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

### EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

### GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

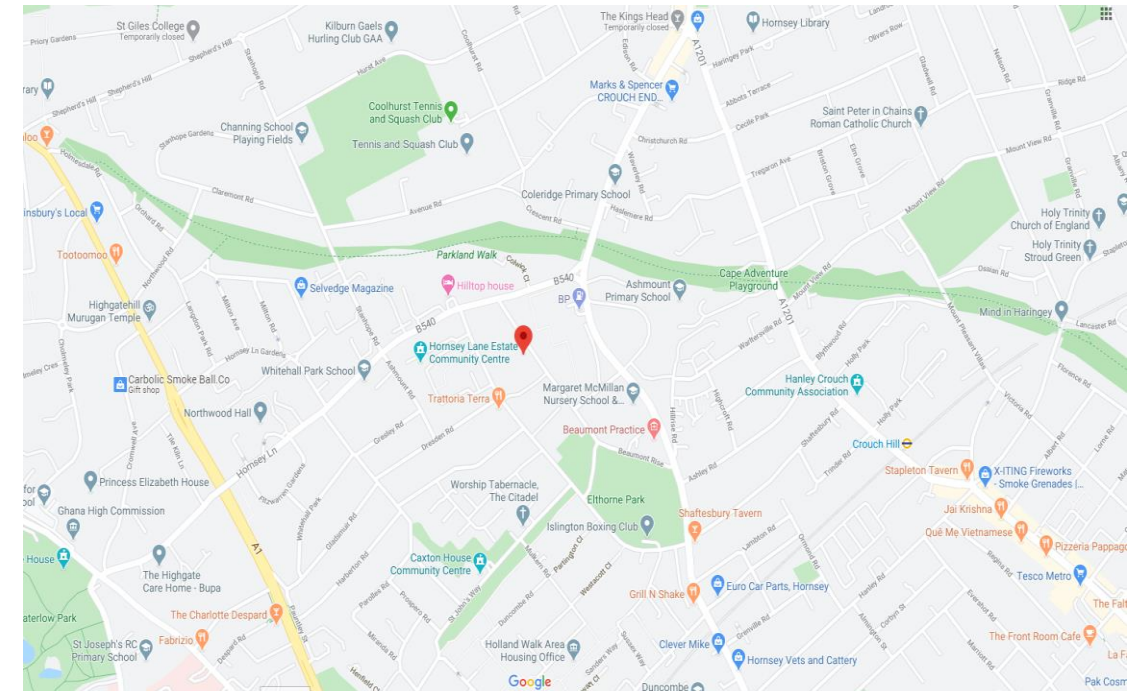
### TRANSPORT

**Underground services** from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

**Buses:** Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

**Cycle:** The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

**Road:** Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



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