



Castles

ASKING PRICE

£675,000

Shepherds Hill

Highgate, N6 5RH

Castles



PROPERTY SUMMARY

Castles are delighted to offer for sale this beautifully presented, two-bedroom period conversion. Occupying a position on the first floor of this imposing period residence on the ever-popular Shepherds Hill.

Ideally located equidistant to the amenities provided on Highgate and Crouch End Broadways and within a short stroll to Highgate underground station (Northern Line).

Further comprising open-planned kitchen reception, and family bathroom and benefitting from access to immaculately presented communal rear garden.

Lease: 991 years remaining from 01/05/2017

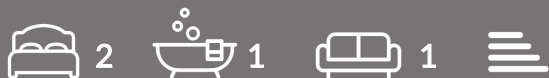
Current Service/Maintenance Charge: £2,037.00 per annum

Ground Rent: Not applicable

Local Authority: Haringey

Council Tax Band: D

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor

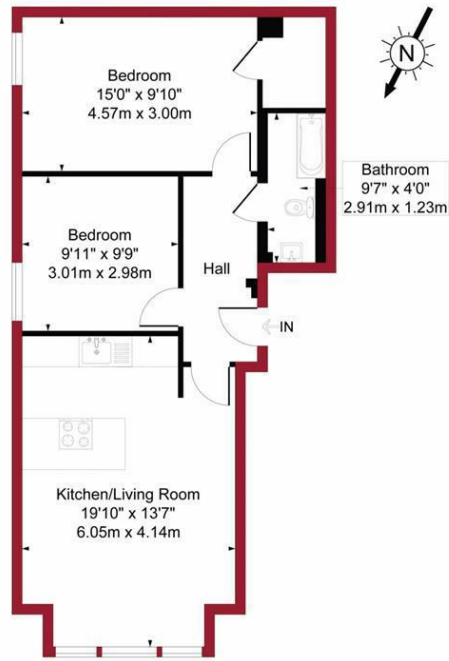




A guide to the area

AREA GUIDE TEXT

Shepherds Hill, London, N6 Approximate Gross Internal Area = 635 sq ft / 59.0 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Flat - First Floor

Share of Freehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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



OFFICE ADDRESS

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OFFICE DETAILS

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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-101)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			