



Hamlet Gate, London N2 9PJ

welcome to **High Road, London**

A superb opportunity to acquire this contemporary two-bedroom, two-bathroom apartment situated on the first floor of this modern, gated development in the heart of East Finchley.

Hamlet Gate is a new state-of-the-art complex in East Finchley, bordering Highgate and within easy access of Muswell Hill. Offering high specification apartments that have been carefully designed to offer spacious, bright and stand-out apartments with the local buyer in mind.

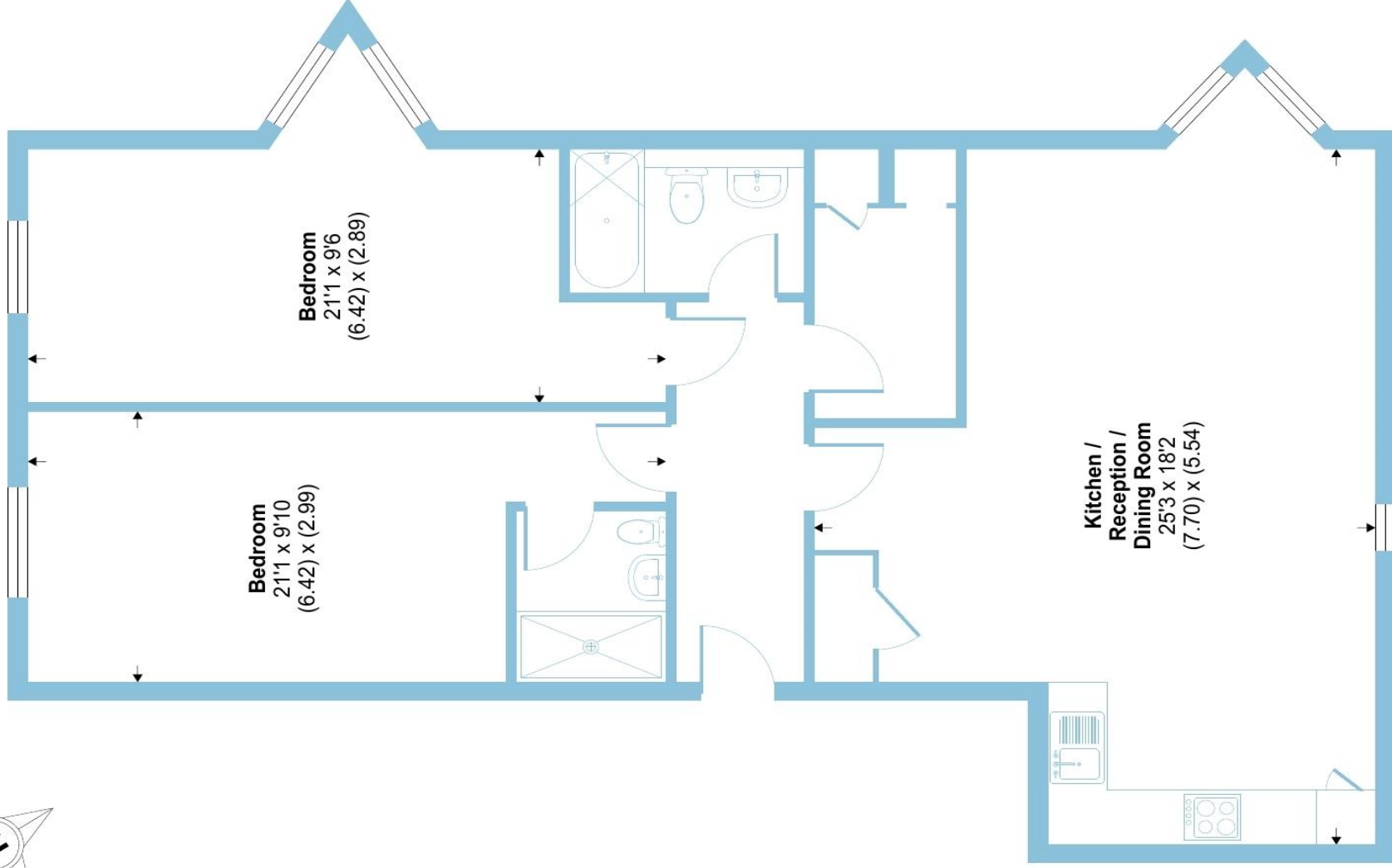
For convenience and connectivity, you can be at East Finchley underground station in less than a minute on foot, with the development being situated across the street from the station. The building offers access to landscaped communal gardens, a peaceful shared space that brings a touch of nature to city living. The property is also within walking distance of the wonderful reach Cherry Tree Park.



High Road, London, N2

Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus, REF: 1302024

welcome to High Road, London

- Secure Gated Development
- Moments from East Finchley
- Underfloor heating
- Contemporary finish
- Video Entry System

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2348.40

Ground Rent: ZERO

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106078



Property Ref:
MUH106078 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



barnardmarcus.co.uk