



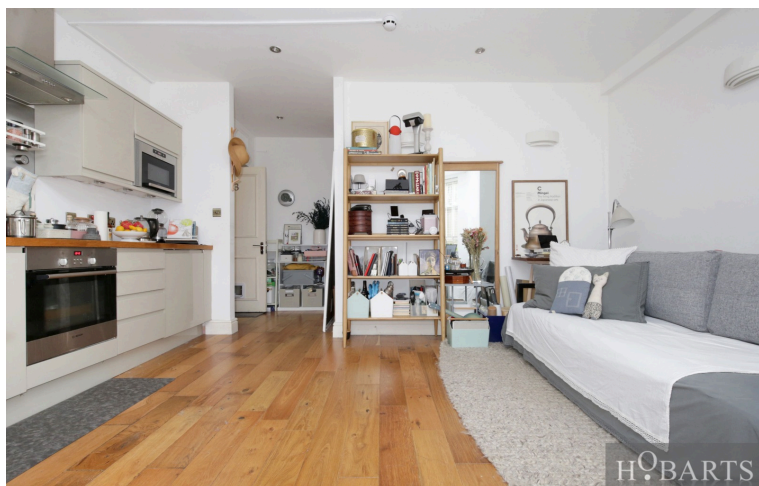
**LOWER GROUND FLOOR STUDIO APARTMENT WITH SEPARATE STUDY/UTILITY SPACE CONVERTED FROM WITHIN A SUBSTANTIAL SEMI-DETACHED EDWARDIAN DWELLING.** The accommodation comprises. Attractive frontage opening to entrance hallway, door leading to study/utility room, additional entrance door to an open plan living/bedroom area, attractive bay window with natural light, fitted kitchen area to side with white gloss cabinetry. The separate tiled walk-in shower room/WC is accessed via the entrance hallway. There is a large communal garden to the rear. Ideally located just a short walk from Highgate Village and Crouch End Broadway.

**Stanhope Road, Highgate, London, N6 5NE**

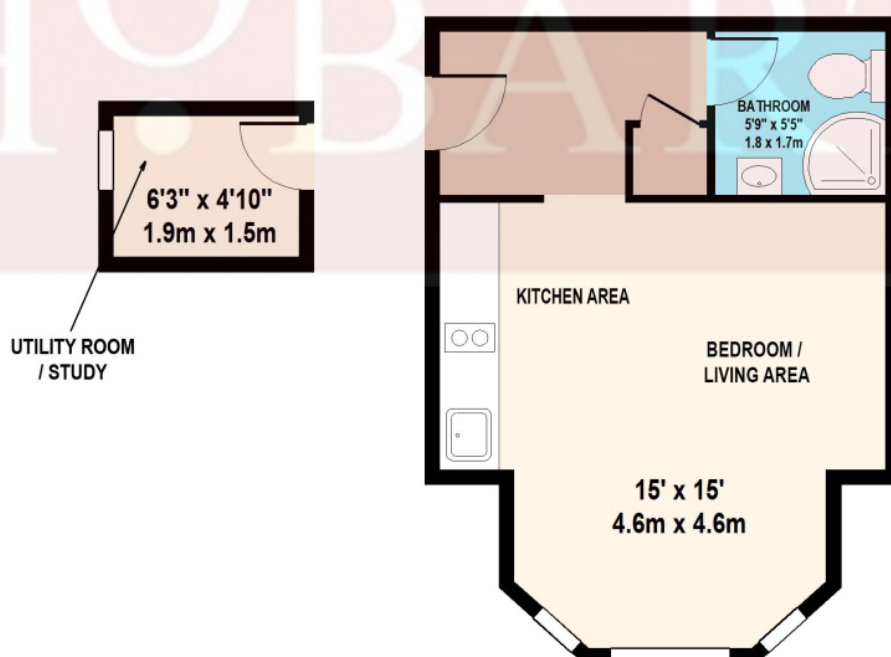
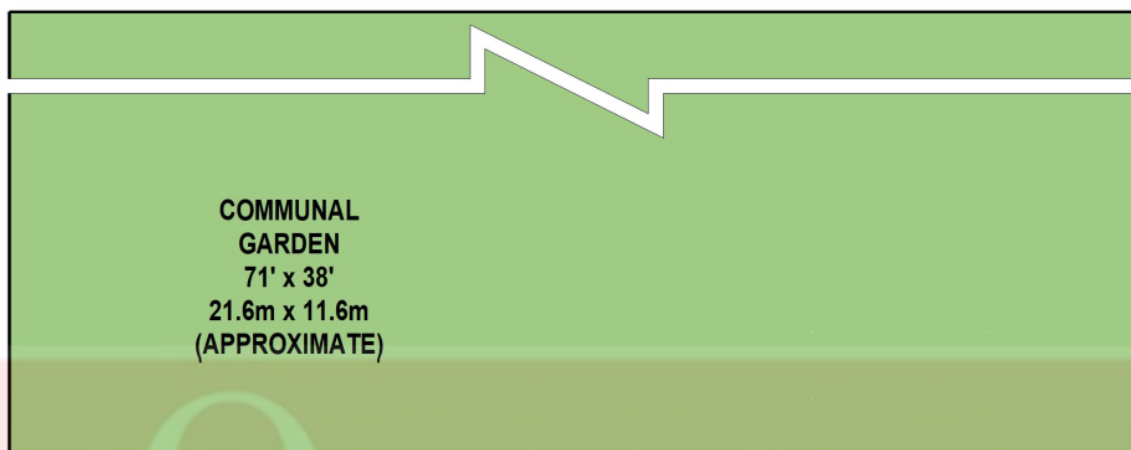
**£335,000 | Leasehold**

**HOBARTS - LONDON (North)**  
 3 Crescent Road, Alexandra Park, London N22 7RP  
[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)  
[www.hobartsproperty.co.uk](http://www.hobartsproperty.co.uk)  
 0208 348 3333





- 312 SQ Ft.
- Heating/Hot water Included in Service Charges
- Wood Flooring
- Communal Gardens
- Separate Utility/Study/Storage room
- 15/20 Mins City/West End
- Air Conditioned
- Fitted Kitchen Area
- Long Lease
- Close to Excellent Shops/Transport Amenities
- Close Highgate Village & Crouch End

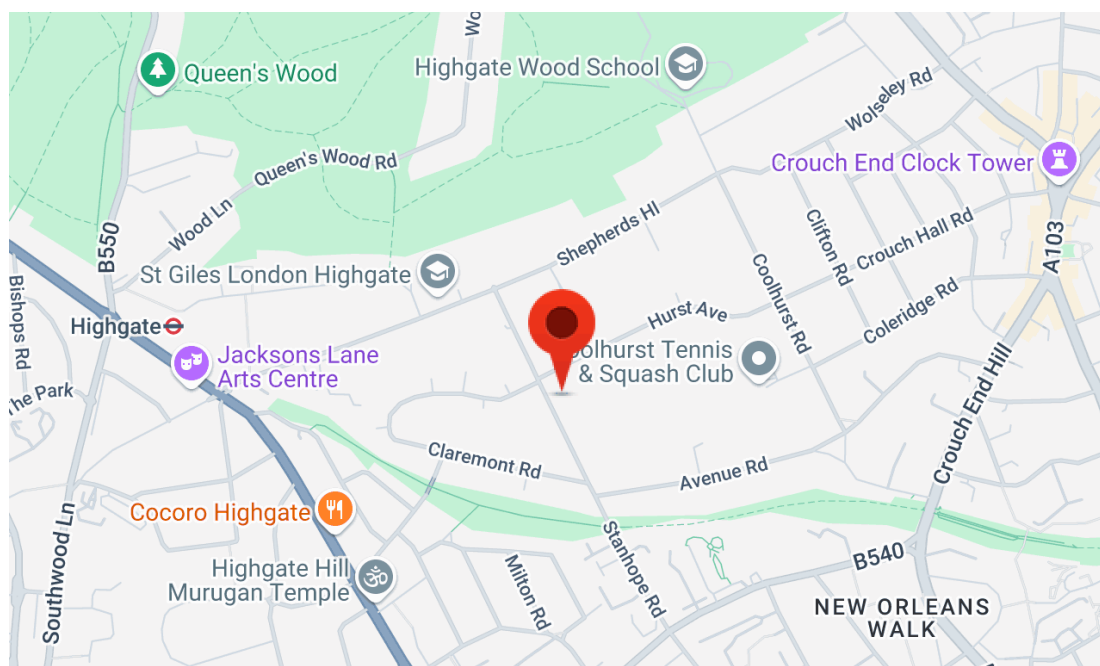


LOWER GROUND FLOOR

STANHOPE ROAD  
TOTAL APPROX. FLOOR AREA 309 SQ.FT. (28.71 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Address: 11 Stanhope Road, N6

#### Tenure:

Leasehold

#### Ground Rent:

TBA pa

#### Service Charges:

TBA pa

#### Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

#### Contact:

3 Crescent Road, Alexandra Park,  
London N22 7RP

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[www.hobartsproperty.co.uk](http://www.hobartsproperty.co.uk)

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.