



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Shepherds Hill, Highgate, N6  
£345,000 - Share of Freehold**

A one bedroom third floor purpose built apartment with a balcony in need of complete modernisation situated within close walking distance to Highgate High Street. The accommodation comprises a spacious reception room, separate kitchen, double bedroom and bathroom. The balcony, reception room and kitchen are south facing and benefit from far reaching views. Externally the property has off street parking on a first come first served basis and access to a large communal garden. The property is conveniently located within walking distance to the amenities of both Crouch End Broadway and Highgate Village.

**Material Information:**

The property is held on a 999 year lease from the 24th June 1963. The annual ground rent is peppercorn and the annual service charge is £1976.72. This payment includes the properties contribution towards the annual buildings insurance and general building maintenance. The building is managed by Redbrick Management.

The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. These services are currently all disconnected. Off street parking is available on a first come first served basis and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 602 sqft (55.93 sqm)

Remaining Lease Term: 938 years

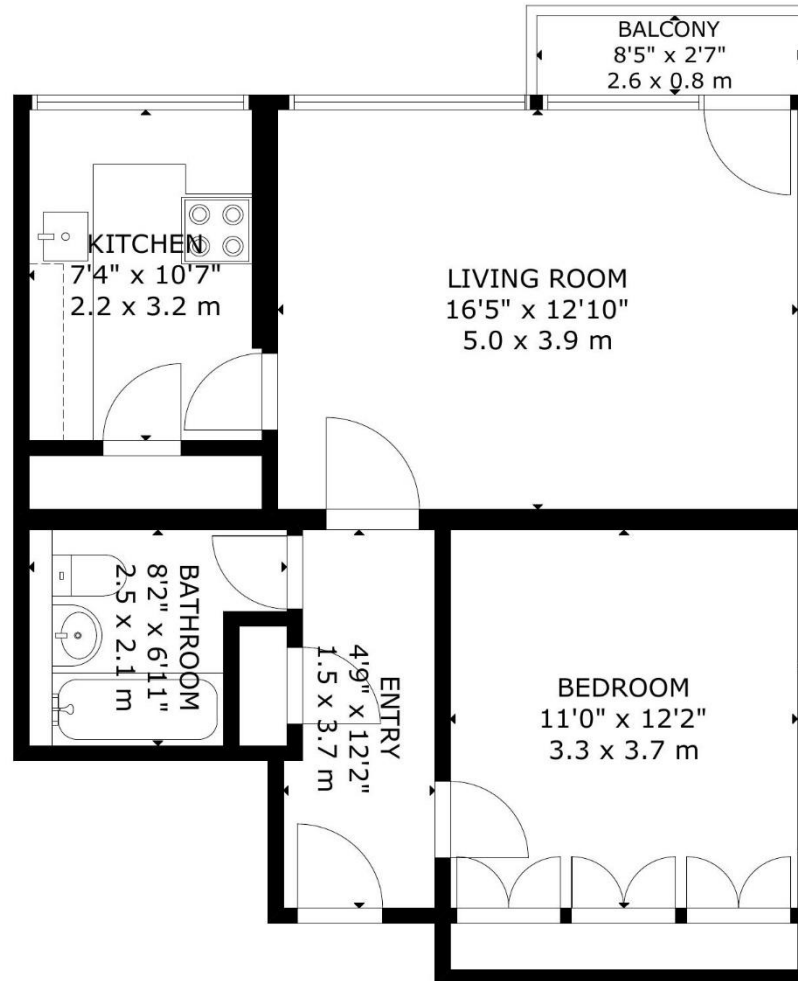
Annual Service Charge: £1,976.72

Annual Ground Rent: £0



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents



GROSS INTERNAL AREA  
TOTAL: 56 m<sup>2</sup>/602 sq.ft  
THIRD FLOOR: 56 m<sup>2</sup>/602 sq.ft  
EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>/21 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	55
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT  
Tel: 020 8341 0123  
enquiries@taylorgibbs.co.uk  
www.taylorgibbs.co.uk

