



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6  
Price £900,000 - Leasehold



An extremely spacious two bedroom, two bathroom apartment with a balcony, a designated secure parking space and lift access. The apartment is located on the first floor of a sought after purpose built block with an on-site porter and is within close walking distance of Highgate Underground Station. The accommodation comprises a large reception room, separate kitchen, bathroom, two double bedrooms with an en-suite shower room to the primary bedroom and double glazed timber windows. The property benefits from an abundance of storage space and also includes a separate storage cupboard accessed from the car parking area. The designated off street parking space is located behind electric gates. The property is conveniently situated within walking distance to the restaurants, cafes and bars of Highgate Village, Crouch End and the picturesque surroundings of Queens and Highgate Woods.

#### Material Information:

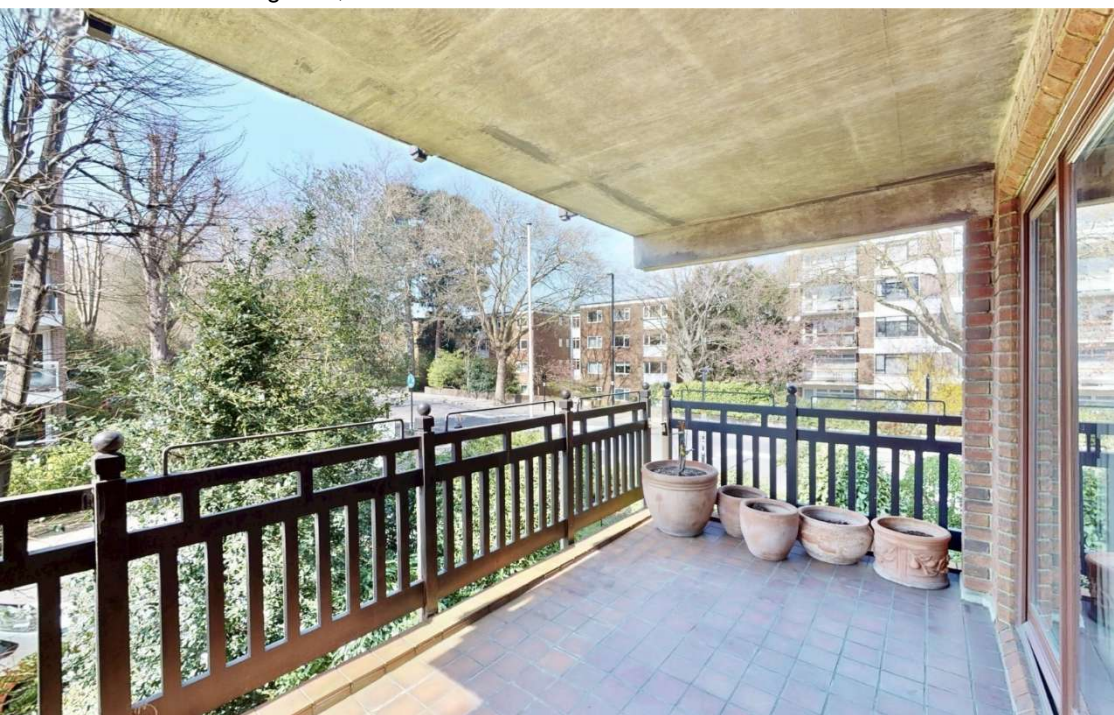
The property is held on a 215 year lease from the 24th June 1990. The annual ground rent is peppercorn and the annual service charge is £3,186.16. This includes the contribution towards the buildings insurance, storage, general maintenance, cleaning and the on-site caretaker. The building is managed by Property Partners (Highgate) Ltd. The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is one designated parking space, guest parking and street CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey – Band G

Approx. Floor Area: 1010 sqft (93.83 sqm)

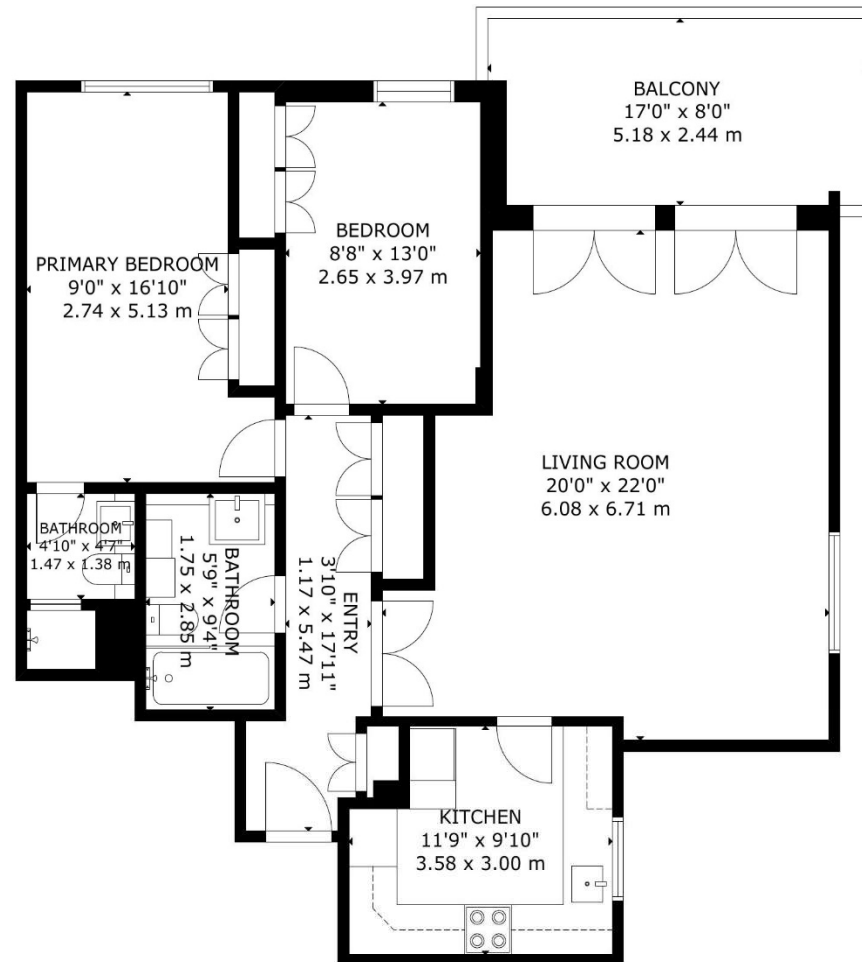
Remaining Lease Term: 180 years

Annual Service Charge: £3,186



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GROSS INTERNAL AREA  
TOTAL: 94 m<sup>2</sup>/1,010 sq ft  
FIRST FLOOR: 94 m<sup>2</sup>/1,010 sq ft  
EXCLUDED AREAS: BALCONY: 13 m<sup>2</sup>/135 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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