



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6
Price £725,000 - Leasehold

A newly refurbished two bedroom top floor purpose built apartment with a south facing balcony and far reaching views located only moments away from Highgate Underground Station. Flooded in natural light and boasting double glazed windows and wooden floors throughout, the accommodation comprises a spacious reception room with French doors opening onto the balcony, large kitchen with space for dining, two double bedrooms and a luxurious bathroom with a separate WC. The south facing balcony benefits from enough space for a table and chairs, and offers a far reaching picturesque outlook. 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 210 year lease from 1974. The annual ground rent is peppercorn and the annual service charge is £1,034. This includes the property's contribution towards the buildings insurance and the non recoverable expenditure of Eton Court Management Ltd. The property has gas heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage; mobile phone coverage is available.

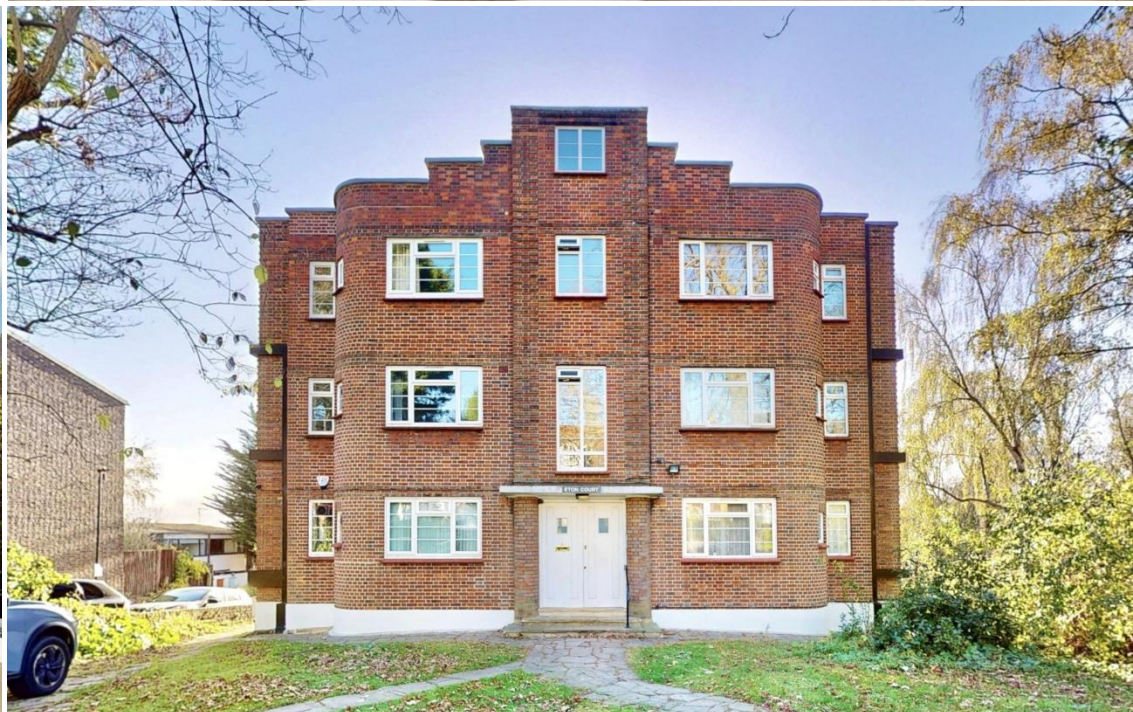
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 857 sqft (79.62 sqm)

Remaining Lease Term: 159 years

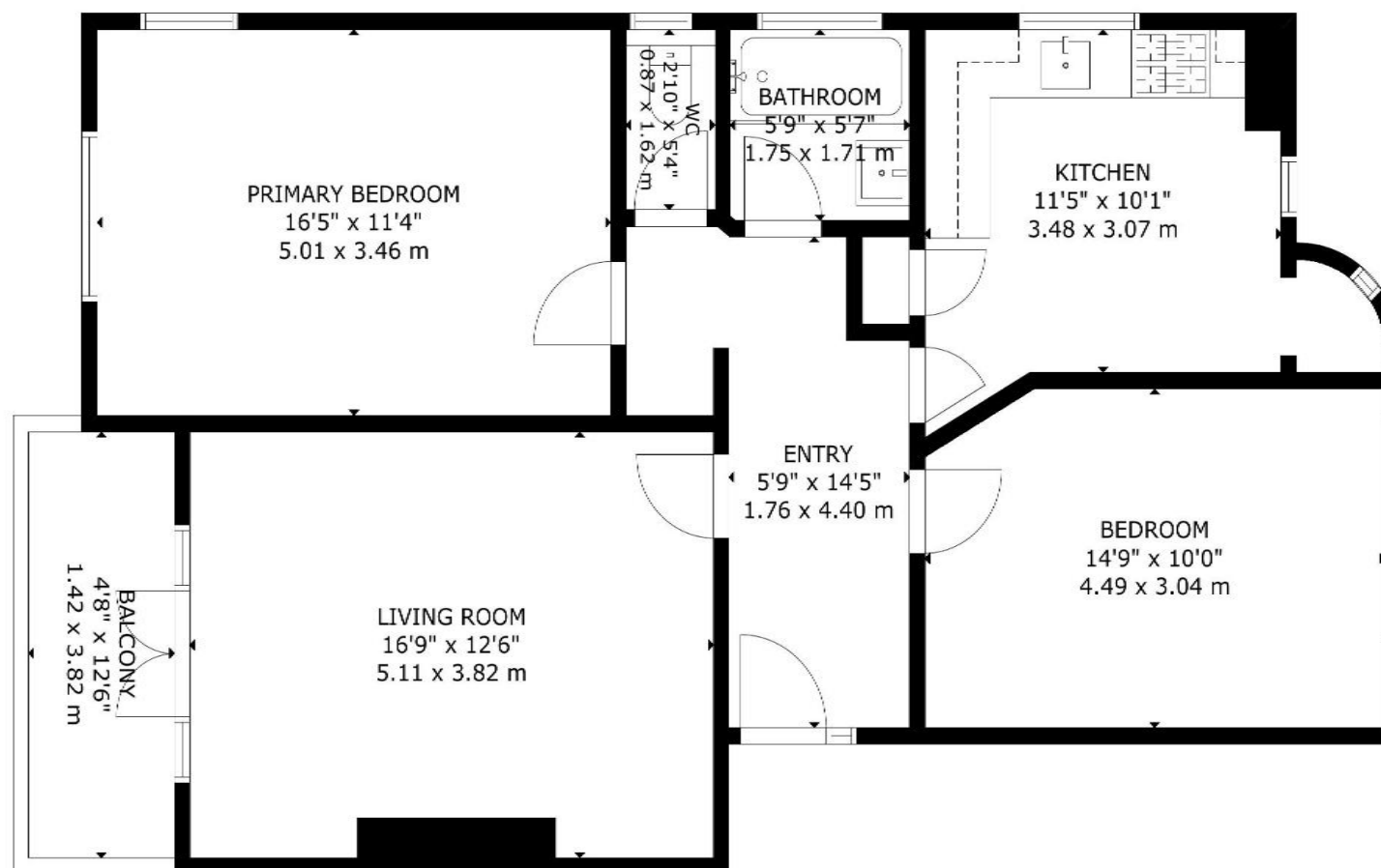
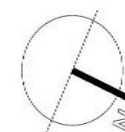
Annual Service Charge: £1,034

Annual Ground Rent: Peppercorn



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GROSS INTERNAL AREA
TOTAL: 80 m²/857 sq ft
SECOND FLOOR: 80 m²/857 sq ft
EXCLUDED AREAS: BALCONY: 5 m²/53 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	80
EU Directive 2002/91/EC		



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