



Shepherds Hill, Highgate, N6
£1,150,000 Share of Freehold



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Litchfields are pleased to offer for sale this very spacious (1672 square feet) 3 double bedroom duplex flat within an elegant Edwardian conversion very conveniently located within 250 yards of Highgate tube station, local convenience shopping and the leafy delights of Highgate and Queen's Woods. In need of refurbishment there is ample scope to create a superb home with versatile living and entertaining spaces on two floors and direct access to a large communal garden. The entrance level provides a guest cloakroom/utility room and a sunny front reception room. Stairs lead up to 2 large double bedrooms with views out to the rear garden and a family bathroom. The garden level has a kitchen, separate dining room and a further double bedroom with shower and wash basin. This level also has a separate WC, three very useful storage cupboards and side access to the lovely communal garden. Further benefits include a private front door (the original main entrance to the house) a share of the freehold and long lease. Offered for Sale Chain Free.





- Chain free in need of refurbishment**
- 2 Reception rooms**
- 3 bedrooms**
- Kitchen**
- Family Bathroom**
- Separate WC**
- High Ceilings**
- Own Entrance**
- Very large communal garden (direct access)**
- Excellent storage**
- Share of freehold, long lease**
- Close to shops and transport**

Shepherds Hill

Approximate Gross Internal Area = 1661 sq ft / 154.3 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 11 sq ft / 1 sq m

Total = 1672 sq ft / 155.3 sq m



 = Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.