



Herons Lea, Sheldon Avenue, Highgate, N6

£775,000 **Share of Freehold**



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Located along one of Highgate's premier residential roads is this well presented two double bedroom flat on the first floor (walk up) of a very well maintained, gated, purpose-built apartment block. Featuring a spacious reception room with access to a private balcony the flat also offers two double bedrooms (the master bedroom also has access to the balcony), kitchen, family bathroom and separate WC. Further benefits include a second rear balcony, ample built-in storage, original parquet wood flooring, garage, basement storage and gated off-street parking, well tended communal gardens and a share of the freehold. Sheldon Avenue is located off Hampstead Lane giving easy access to the delights of Kenwood and the Heath, Highgate Village and both Highgate and East Finchley tube stations. Chain Free. EPC - E





Well maintained, gated purpose-built block

Reception room

2 double bedrooms

Kitchen

Bathroom/separate WC

2 balconies

Ample built-in storage

Private garage

Basement storage

Communal gardens

Close to Kenwood & Hampstead Heath, local amenities and Northern line tube

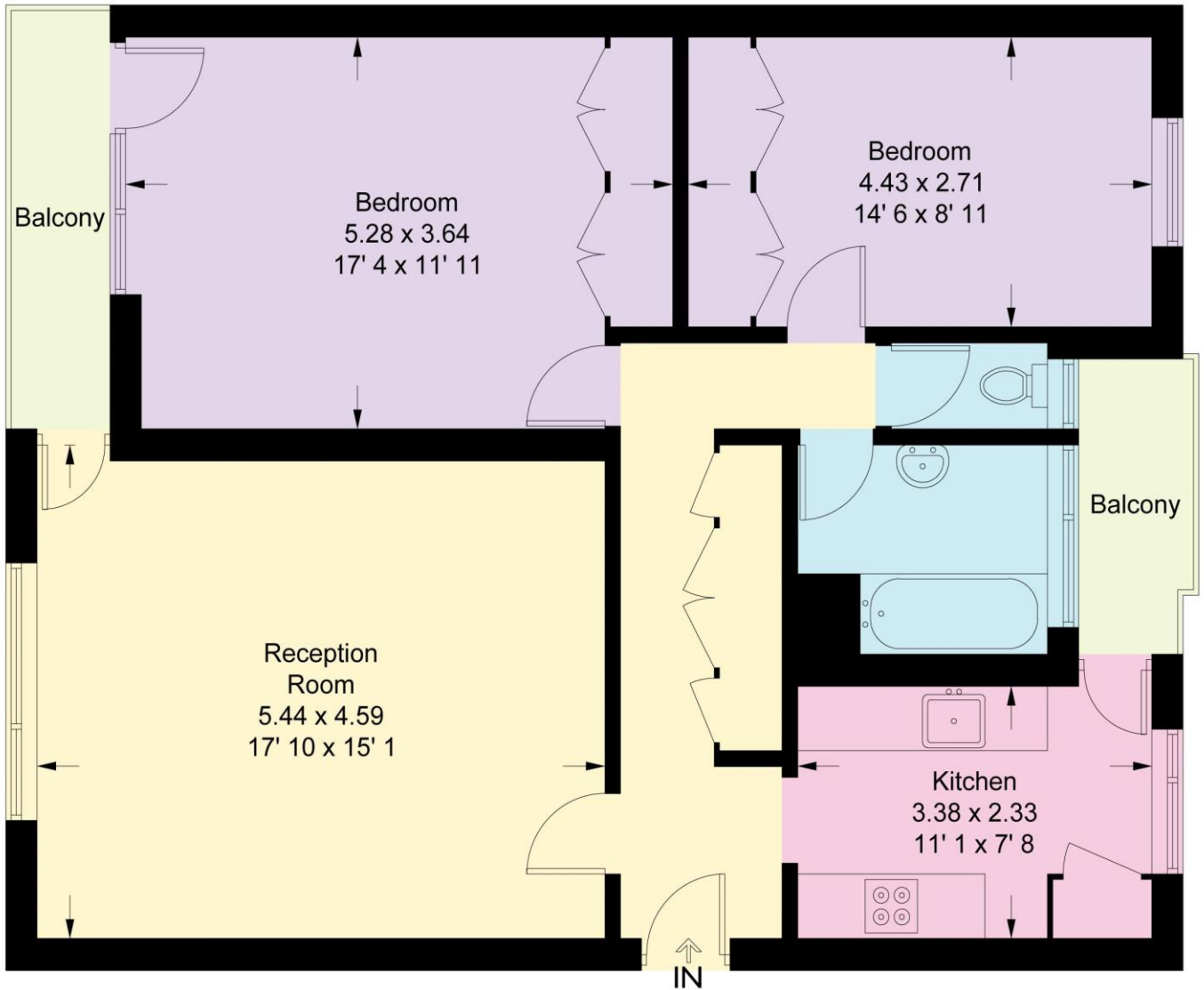
Share of Freehold & Chain Free

EPC - E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

Herons Lea

Approximate Gross Internal Area = 897 sq ft / 83.3 sq m



Second Floor

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.