



Fitzroy Court, Shepherds Hill, Highgate, N6

£700,000 Share of Freehold



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offices also in hampstead garden suburb

Litchfields are pleased to offer this chain free 2 double bedroom apartment with a share of freehold set on the 4th floor (with lift) of a purpose built block on Shepherds Hill. The flat is presented in excellent condition offering spacious living space and neutral décor throughout. Situated in this well presented purpose-built block, the property comprises a large reception room with wooden floors and access to a private terrace with far reaching views towards the Muswell Hill basin and over to Alexandra Palace. There is a fully integrated kitchen, two double bedrooms and a stylish, fully tiled, shower room. The property also benefits from having ample storage throughout. There is a separate store room in the basement and the added benefit of a garage and use of the communal gardens. Located on Shepherds Hill the property is perfectly situated within easy walking distance of Highgate Tube, Crouch End Broadway and Highgate Village. EPC=D

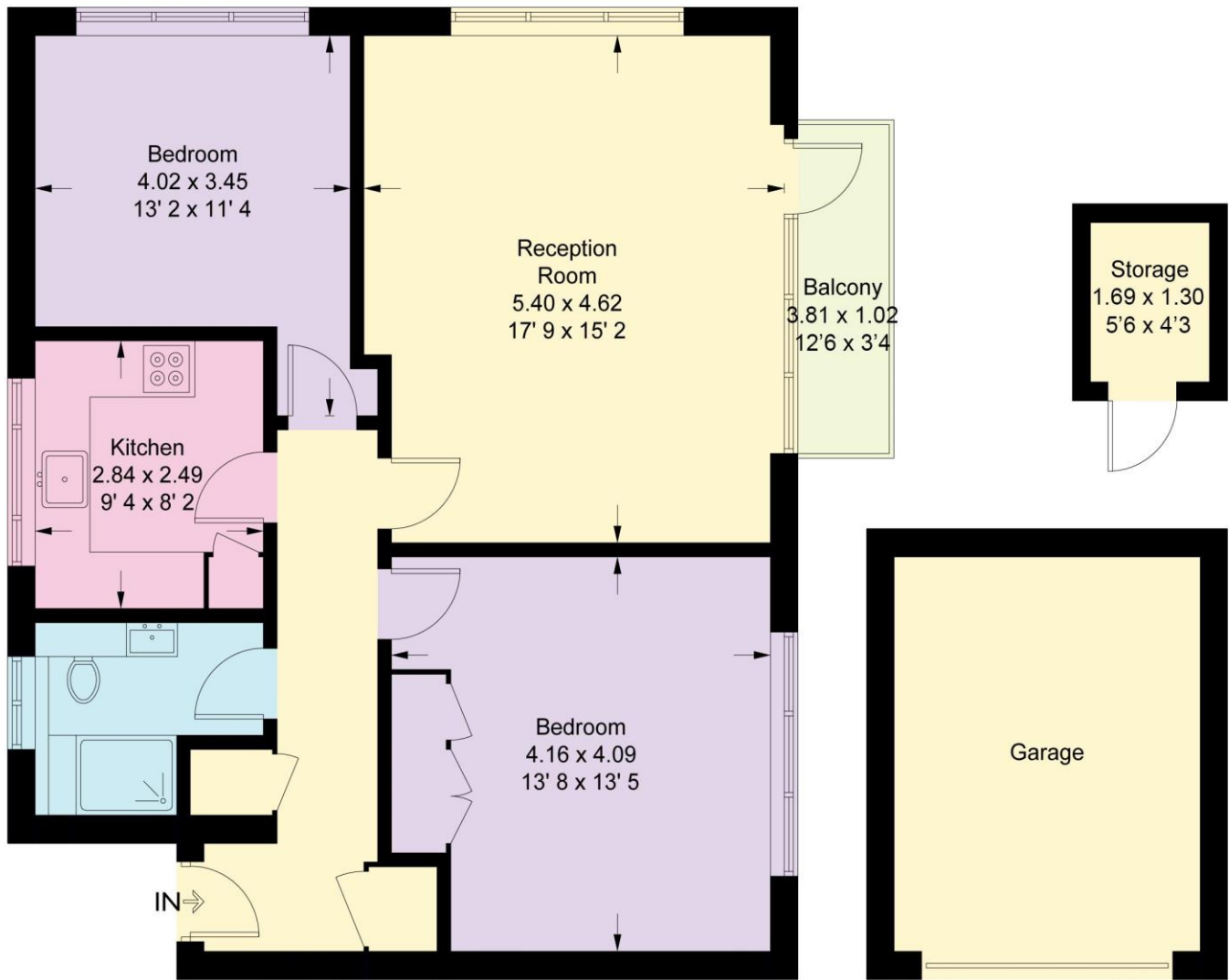




- Chain Free**
- Spacious reception room**
- Fully fitted integrated kitchen**
- Fully tiled shower room**
- 2 double bedrooms**
- Balcony with great views**
- Ample storage**
- Storage room in basement**
- Garage**
- Communal gardens**
- Share of freehold**
- Easy access to transport**
- Amemities of Crouch End and Highgate Village within 1/4 mile approx.**
- EPC - D**

Fitzroy Court

Approximate Gross Internal Area = 822 sq ft / 76.4 sq m
(Excluding Garage / Storage)



Fourth Floor

(Not Shown In Actual Location /
Orientation)

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.