



GUIDE PRICE

**£1,000,000 Share of Freehold**  
**Shepherds Hill**

London, N6 5RH

## PROPERTY SUMMARY

Castles are delighted to offer for sale this beautifully presented, split-level three-bedroom raised ground-floor conversion, set within an imposing detached period residence on the ever-popular Shepherds Hill.

Ideally positioned equidistant between the amenities of Highgate and Crouch End Broadway, the property is also within a short stroll of Highgate Underground Station, providing Northern Line services into central London.

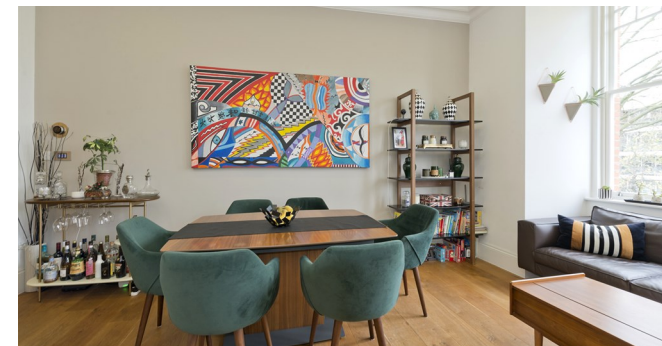
The accommodation further comprises a spacious open-plan kitchen/reception room, three en-suite bedrooms, a guest WC and access to an immaculately maintained rear communal garden.

An impressive period conversion in a highly sought-after North London location, offering excellent living space and superb access to local amenities, vast green open spaces and transport links.

Lease: 990 years unexpired (999 years from 07/04/2017)

Current Service/Maintenance Charge: £3,368.79 per annum

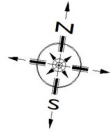
Ground Rent: Peppercorn



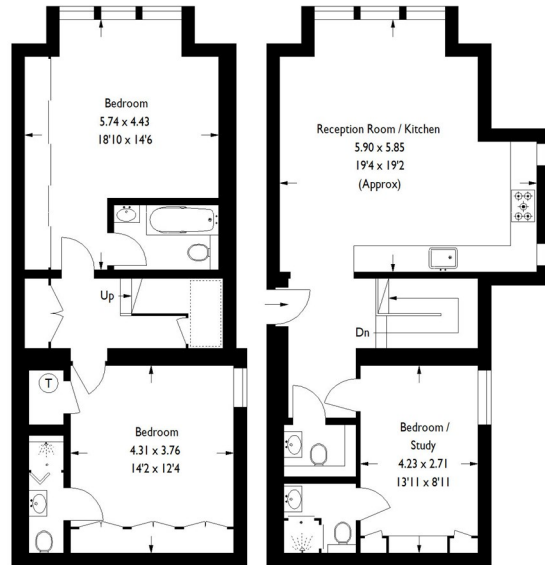


## Shepherds Hill, N6

Approx Gross Internal Area  
112 sq m / 1205 sq ft



□ = Reduced headroom  
below 1.5 m / 5'0"

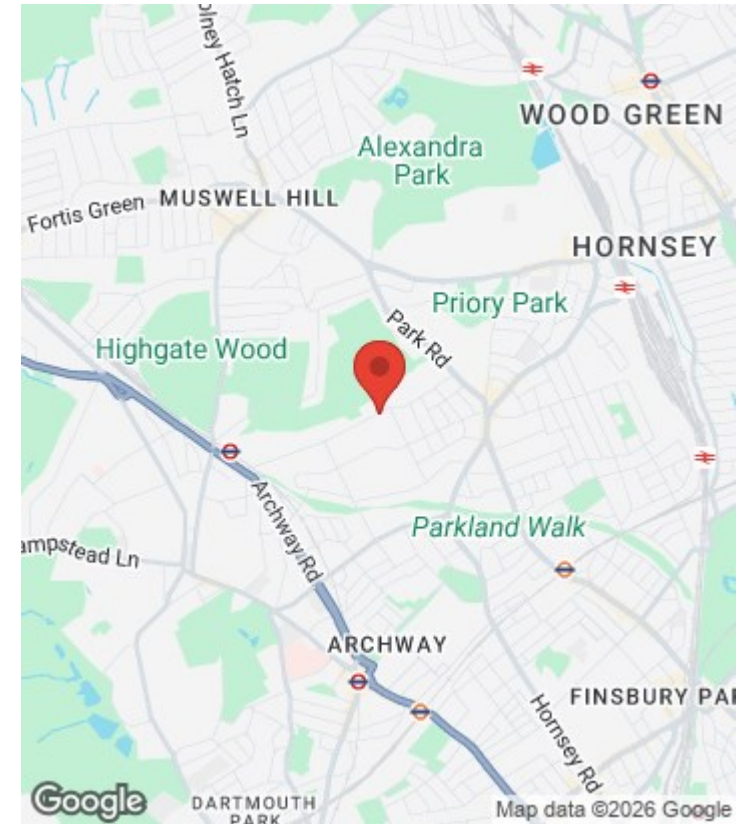
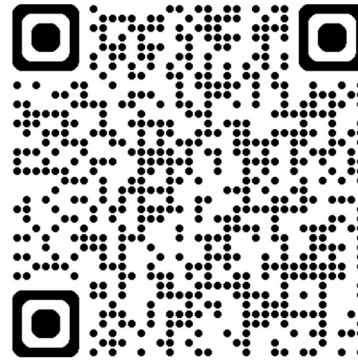


Lower Ground Floor

Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

For a guide to the area  
please scan this code for  
more information



Flat

Share of Freehold

**Council:** Haringey

**Council Tax Band:** F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |         | Current | Potential |
|---------------------------------------------|---------|---------|-----------|
| Very energy efficient - lower running costs |         |         |           |
| A                                           | (62-68) |         |           |
| B                                           | (61-61) |         |           |
| C                                           | (59-80) | 73      | 78        |
| D                                           | (55-58) |         |           |
| E                                           | (51-54) |         |           |
| F                                           | (45-48) |         |           |
| G                                           | (39-42) |         |           |
| Not energy efficient - higher running costs |         |         |           |
| EU Directive 2002/91/EC                     |         |         |           |
| England & Wales                             |         |         |           |