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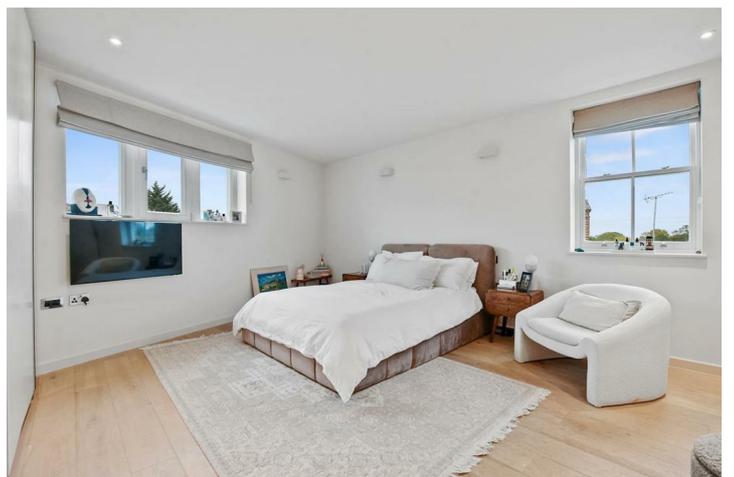


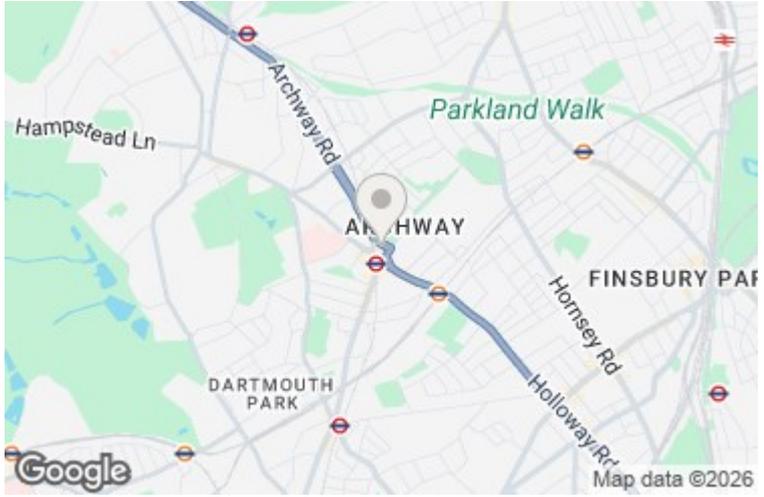
## **Archway Road, Highgate, N6 5BA**

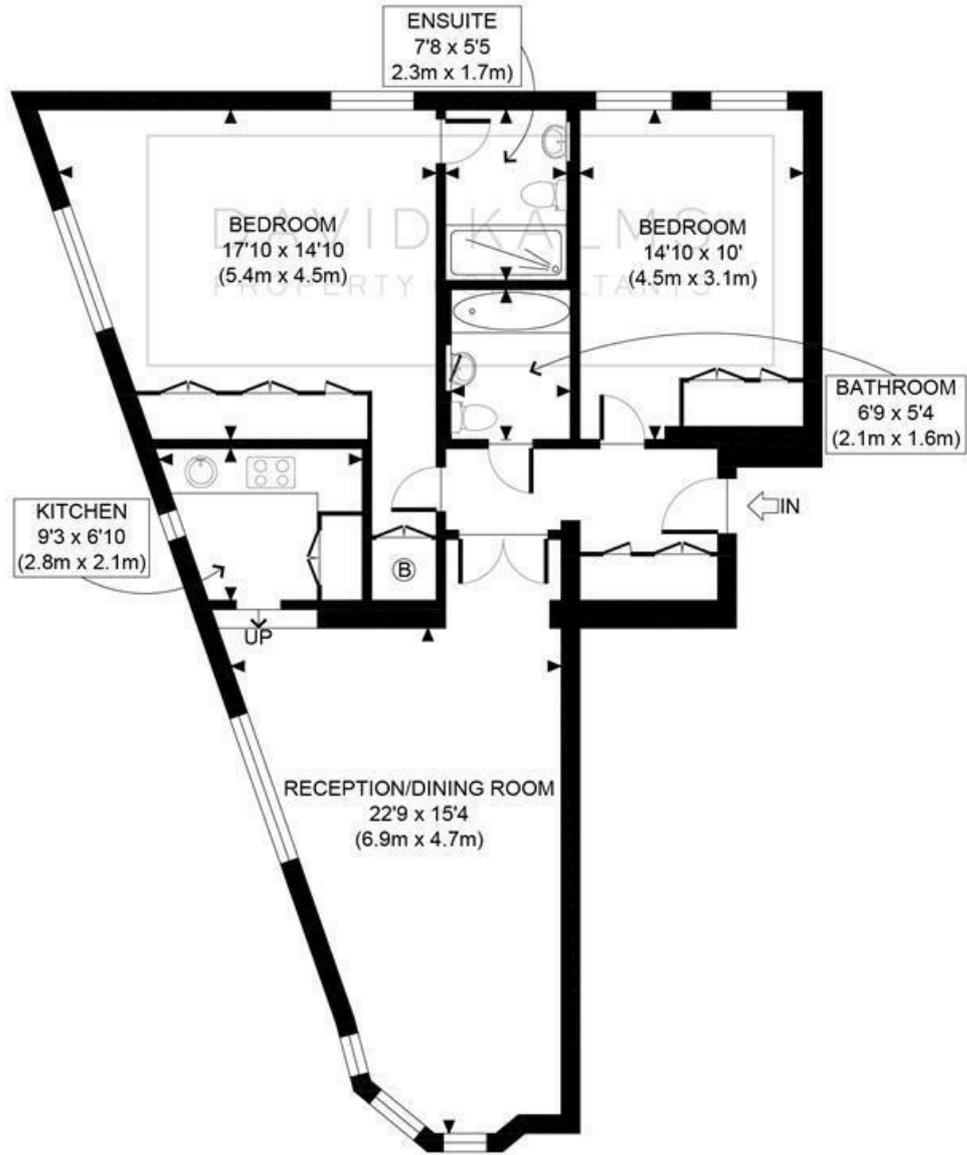
**£699,000**

Converted in 2017, this modern, spacious third-floor apartment spans an impressive 1,118 square feet and provides bright, well planned accommodation. The property features a good sized reception with a modern open plan kitchen together with two well-proportioned bedrooms and two stylish bathrooms. Very conveniently located for local shops, multiple bus routes and Highgate Northern line tube station, the flat is also with walking distance of Highgate Village, and Highgate and Queens Woods.

\* 2 Bedrooms \* 2 Bathrooms \* Spacious Reception Rooms \* Fitted Kitchen \* Lift \* Council Tax Band E \* EPC TBA \*







THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1,118 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 1,118 SQ FT / 104 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	Archway Road
	date 16/10/25
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		73	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			