



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Shepherds Hill, Highgate**  
**£540,000 - Share of Freehold**

A two bedroom, two bathroom apartment situated on the first floor of a grand period conversion only moments away from Highgate Underground Station. Flooded with natural light and boasting wooden floors throughout, the accommodation comprises a large reception room open planned to a fully fitted kitchen with integrated appliances and granite work surfaces, two bedrooms, the primary benefiting from an en-suite bathroom, and a luxurious shower room. Further benefits include high ceilings and large sash windows and the apartment is within walking distance to the amenities of both Highgate Village and Crouch End Broadway.

**Material Information:**

The property is held on a 140 year lease from the 25th December 2010. The annual service charge is £1,200 and the annual ground rent is peppercorn. The service charge is payable monthly in instalments of £100. The building is managed by the residents, 34 Shepherds Hill Freehold Limited. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday. A parking permit is obtainable from Haringey.

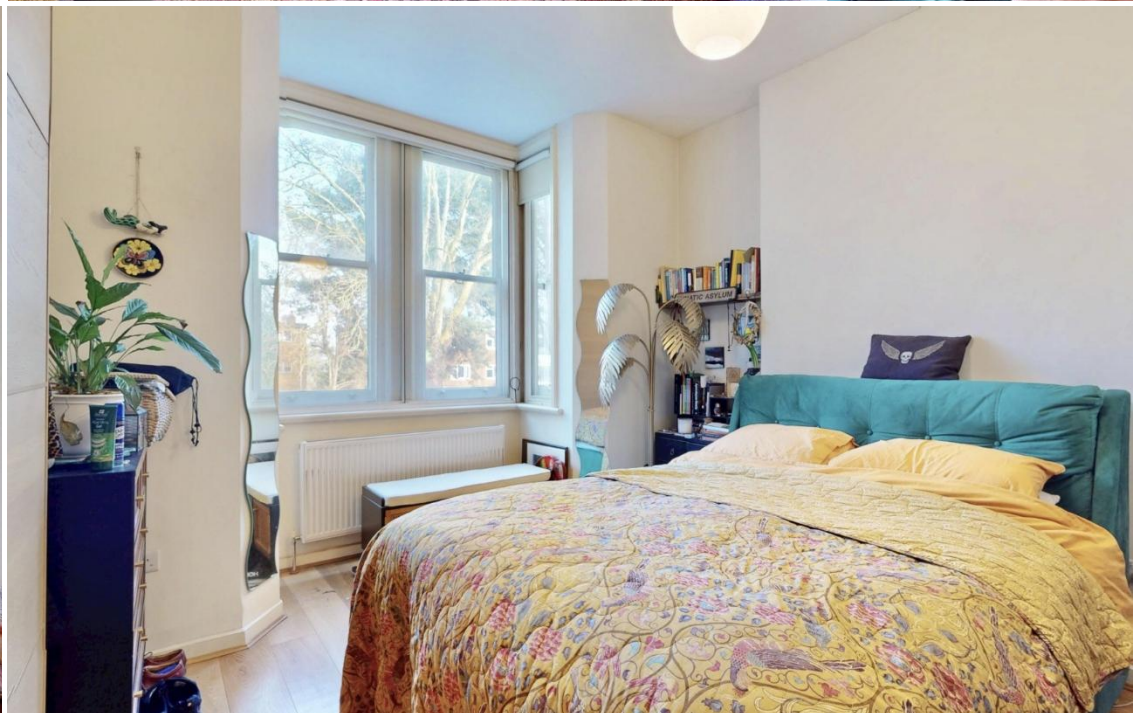
Council Tax: London Borough of Haringey - Band D

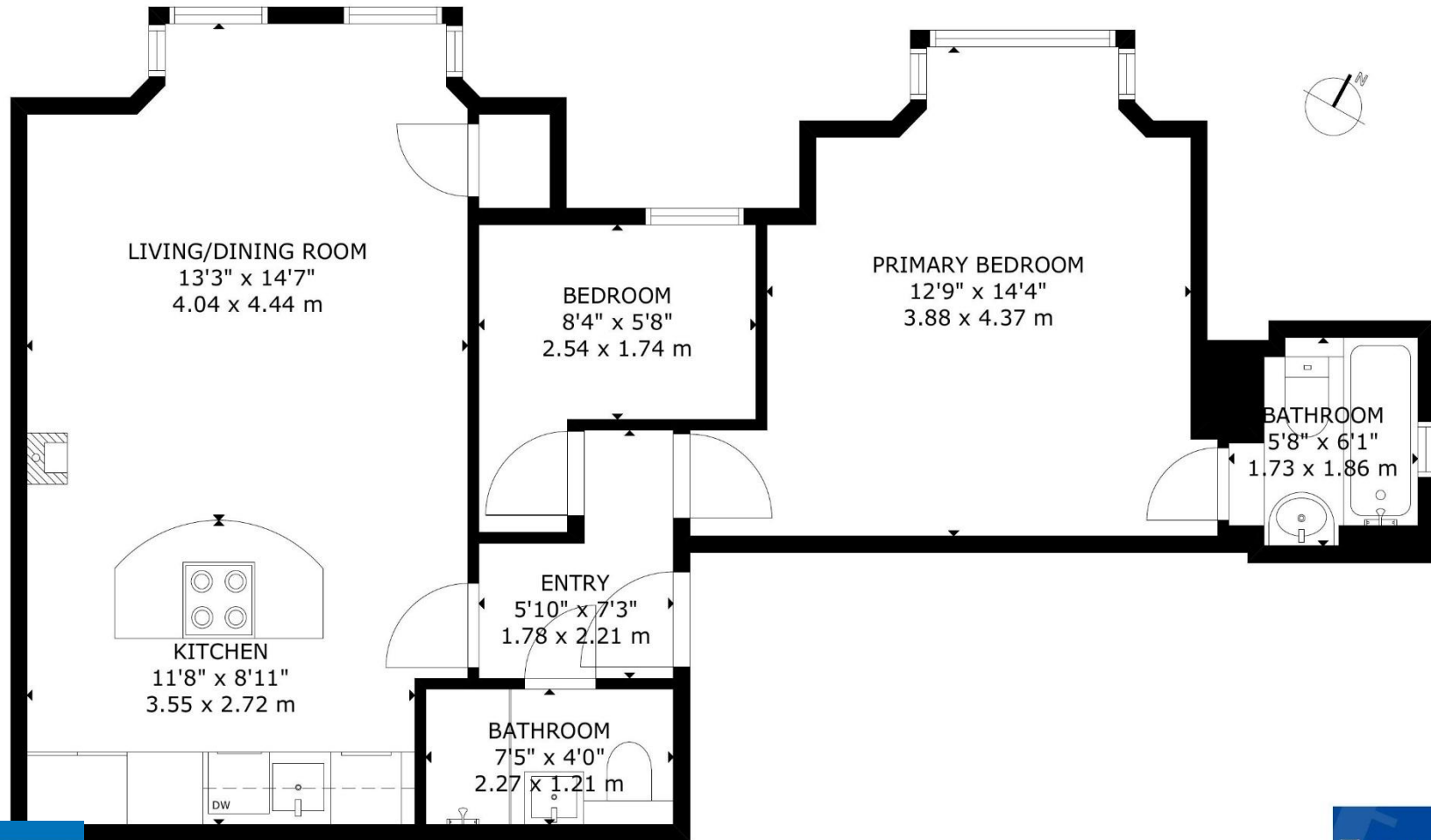
Approx. Floor Area: 642 sqft (59.64 sqm)

Remaining Lease Term: 124 years

Annual Service Charge: £1,200

Annual Ground Rent: Peppercorn





| Energy Efficiency Rating                           |                         | Current | Potential |
|----------------------------------------------------|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 Plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         | 81      | 81        |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

GROSS INTERNAL AREA  
TOTAL: 60 m<sup>2</sup>/642 sq.ft  
FIRST FLOOR: 60 m<sup>2</sup>/642 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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