



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Shepherds Hill, Highgate, N6**  
**Price £395,000 - Leasehold**

A one bedroom purpose built apartment with a patio situated within close walking distance to Highgate Underground Station. Benefiting from wooden floors throughout and fully double glazed, the accommodation comprises entrance hallway, spacious reception room open plan to a modern fitted kitchen, double bedroom and bathroom. Externally the property has use of a large south facing communal garden and there is off street parking available on a first come first served basis. The property is conveniently located only moments away from Shepherds Hill Gardens, a hidden gem of a park off Shepherds Hill, and within walking distance to the multiple amenities of Crouch End Broadway and Highgate Village.

**Material Information:**

The property is held on a 125 year lease from the 1st January 2017. The annual ground rent is £350 and the annual service charge is £3,000. This includes the properties contribution towards the buildings insurance, communal cleaning, gardening and management fees. The building is managed by Trent Park Properties. The property has gas central heating and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is off street parking available on a first come first served basis and street CPZ parking.

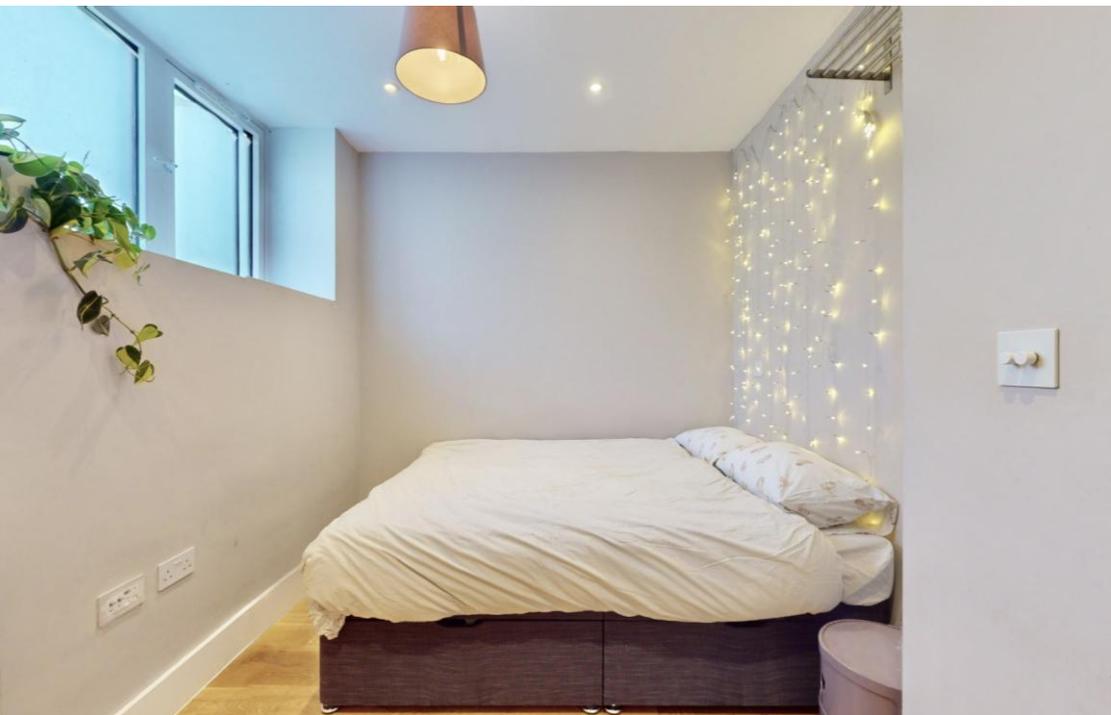
Council Tax: London Borough of Haringey - Band D

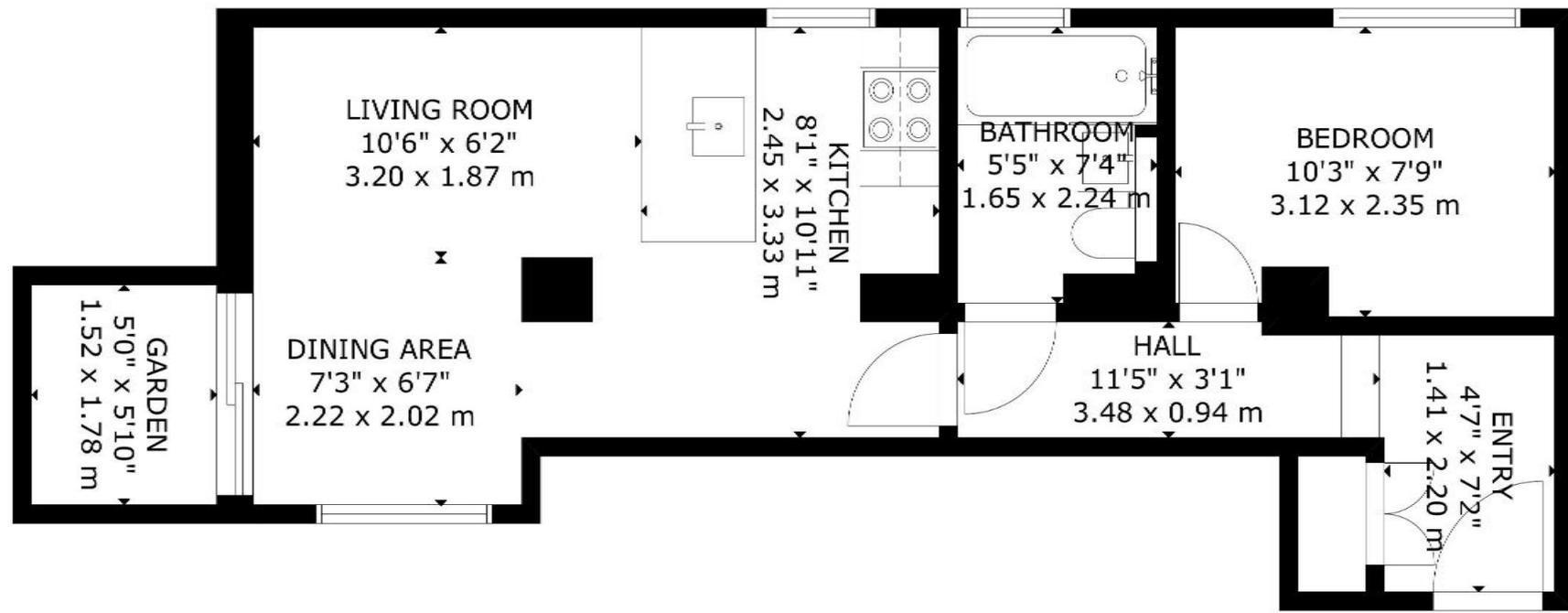
Approx. Floor Area: 426 sqft (39.58 sqm)

Remaining Lease Term: 116 years

Annual Service Charge: £3,000

Annual Ground Rent: £350





GROSS INTERNAL AREA  
 TOTAL: 40 m<sup>2</sup>/426 sq ft  
 BASEMENT: 40 m<sup>2</sup>/426 sq ft  
 EXCLUDED AREAS: GARDEN: 3 m<sup>2</sup>/29 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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>			
England & Wales		EU Directive 2002/91/EC	



