



Castles

ASKING PRICE

£850,000

Shepherds Hill

London, N6 5AH

Castles

PROPERTY SUMMARY

SIGNIFICANTLY REDUCED DUE TO REQUIREMENT FOR A QUICK SALE FOR ONWARD PURCHASE

Set within an impressive detached period residence on a highly sought-after tree-lined road, this exceptionally spacious three-bedroom split-level conversion occupies the upper floors of the property.

The accommodation boasts a generous open-plan kitchen and living area of approximately 600 sq ft, complemented by a well-appointed bathroom and separate shower room. Further benefits include ample storage, aircon throughout and access to a rear communal garden.

Ideally positioned between Crouch End Broadway and Highgate Underground station, the property enjoys convenient access to a wide array of local amenities. Beautiful green open spaces, including Shepherds Hill Gardens, Crouch End Open Space and Queen's Wood, are all within easy reach. The area is also well served by a selection of highly regarded schools, both state and private.

Early viewing is highly recommended.

Lease: 100 years unexpired - 125 years from 25/3/2001 (Expiry 25/3/2126)

Current Service/Maintenance Charge: £3,629.06 per annum including building insurance

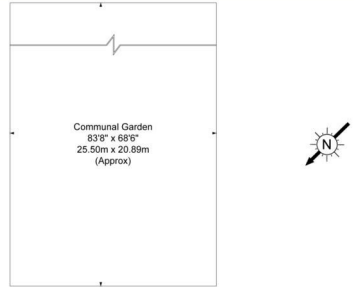
Ground Rent: £100.00 per annum



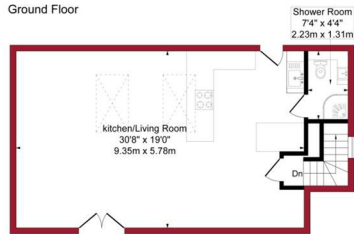


Shepherds Hill, London, N6

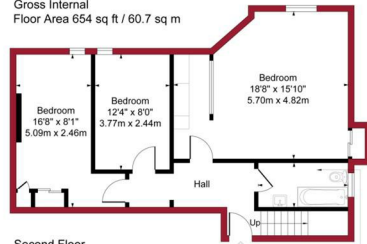
Approximate Gross Internal Area = 1338 sq ft / 124.2 sq m



Ground Floor



Third Floor
Gross Internal
Floor Area 654 sq ft / 60.7 sq m



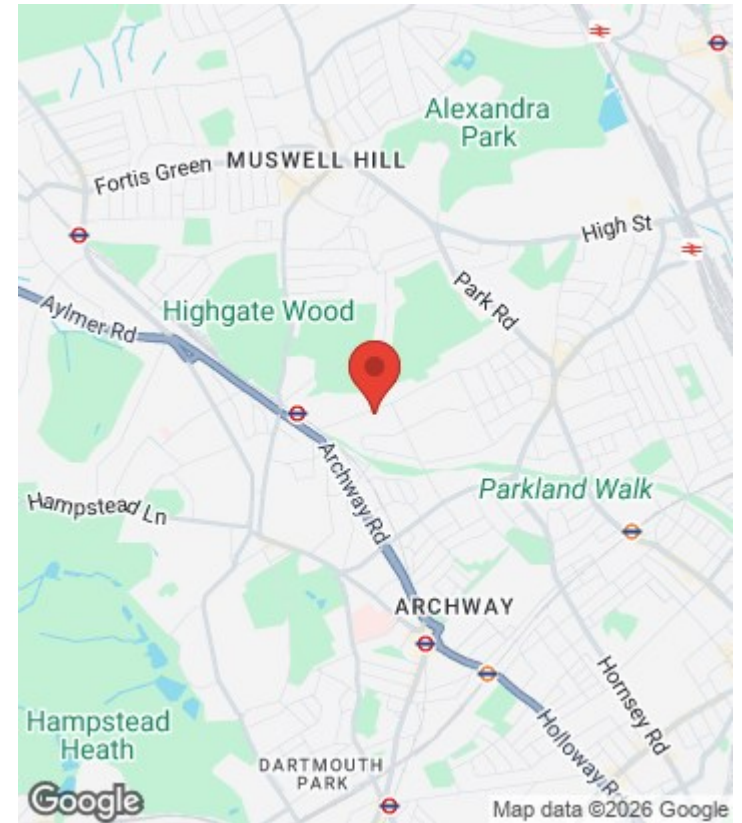
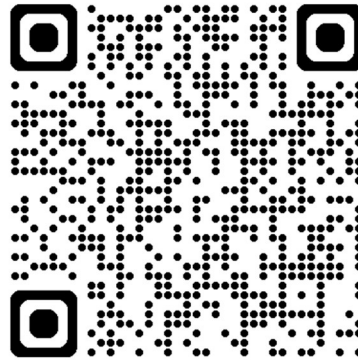
Second Floor
Gross Internal
Floor Area 684 sq ft / 63.5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Flat

Leasehold

Council: Haringey

Council Tax Band: D

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



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	