



Castles

ASKING PRICE

£700,000

Shepherds Hill

London, N6 5RN

Castles

## PROPERTY SUMMARY

A stunning, two bedroom, first-floor converted apartment set within an imposing and grand, detached Victorian villa. Situated on a wide tree-lined avenue, moments from Highgate Village, Crouch End Broadway and a short walk from Highgate Underground station on the Northern Line.

This superb home boasts a 21ft southerly-facing, private roof terrace and allocated off-street parking. Further comprising entrance hallway, open-planned kitchen/reception (leading onto roof terrace), bathroom and en-suite to principal bedroom.

Further benefits include underfloor heating and fully-fitted kitchen.

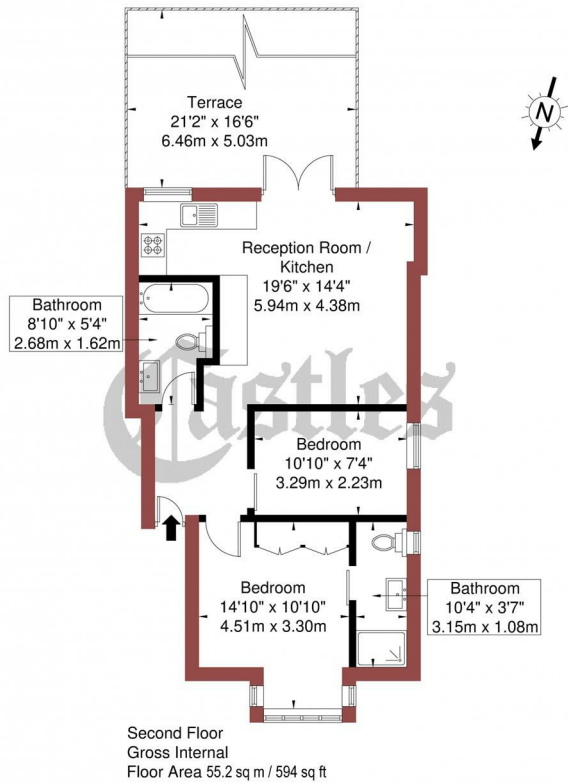
Well located for the vast array of amenities in Crouch End and Highgate Village, Shepherd's Hill Gardens, Queen's Wood and extensive transport links.

Lease: 999 years from 01/01/2016 = 989 unexpired  
Current Service/Maintenance Charge: £1,040.00 per annum includes Building Insurance  
Ground Rent: Not applicable





Approx. Gross Internal Area = 55.2 sq m / 594 sq ft



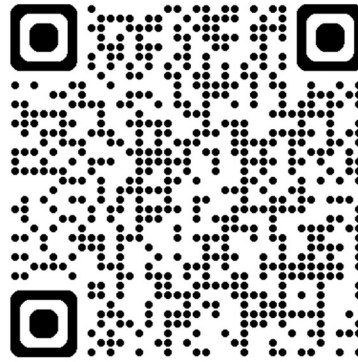
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**BLEU  
PLAN**

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

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



Flat

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

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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