



# Shepherds Hill, Highgate, N6

Asking Price: £795,000

 Benham  
& Reeves

# Shepherds Hill, Highgate, N6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

An exceptionally spacious and well-presented two double bedroom apartment comprising 1,180sqft / 109.6 sqm of accommodation on the first floor (with lift access) of this contemporary and sought-after purpose-built block, located in the desirable Shepherds Hill enclave.

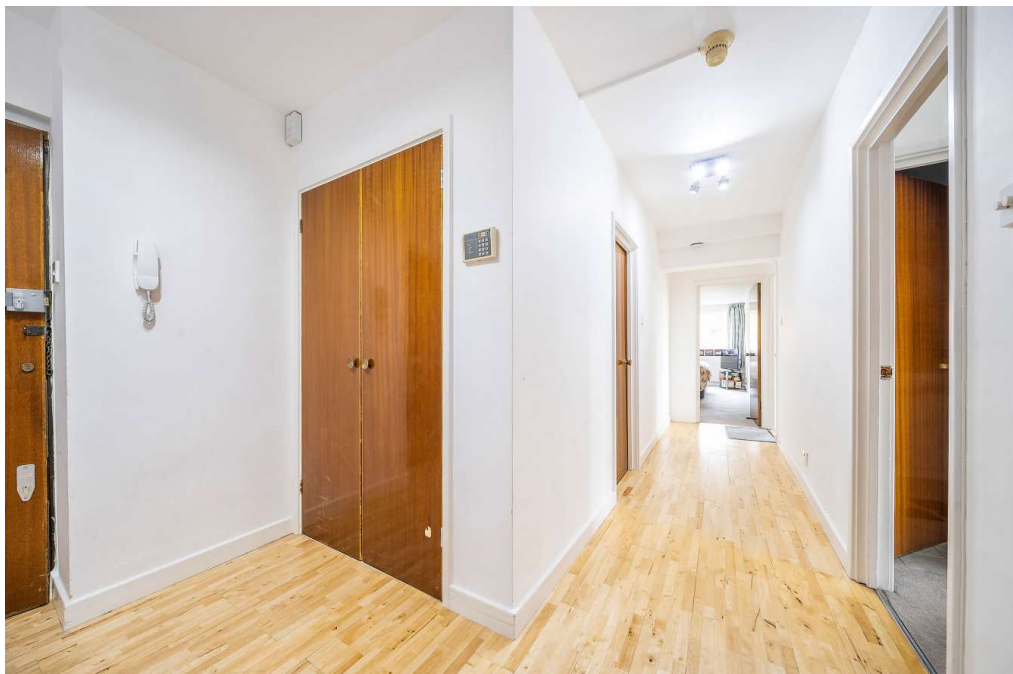
This delightful and welcoming home benefits from a 23ft double-aspect reception room with sliding doors leading to a south-east facing balcony, bathroom, shower room, fitted kitchen, spacious hallway and a garage.

Imperial Court enjoys a very convenient location with Highgate station within approximately 480 metres and the many amenities of trendy Crouch End Broadway being within close Proximity. Hampstead Heath, Muswell Hill and the wonderful park grounds of historical Alexandra Palace are accessed by a short bus ride or a pleasant walk.

- Chain Free
- Two Double Bedrooms
- Double-Aspect 23ft / 18.9sqm Reception Room
- Bathroom
- Ensuite Shower Room
- Fully-Fitted Kitchen
- Spacious Hallway
- South-East Facing Balcony
- First Floor
- Garage

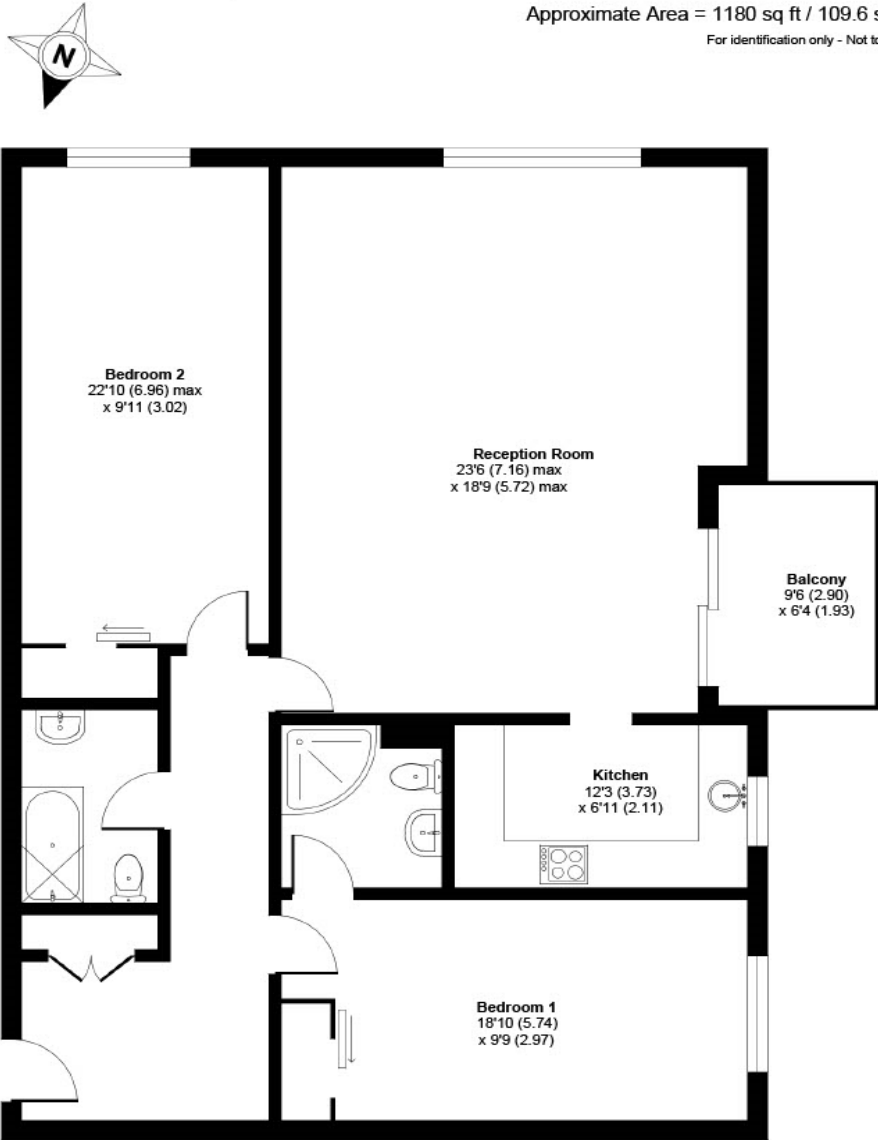






Imperial Court 36 Shepherds Hill, London, N6

Approximate Area = 1180 sq ft / 109.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncl.co.uk 2024.  
Produced for Benham & Reeves. REF: 1061627

### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£795,000
Tenure:	Share of Freehold Lease Expires 01/11/2994 Approximately 970 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,620.00 approx. (per annum) 2024

### Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HAM220109

T: 020 8341 2335  
E: [highgate.sales@benhams.com](mailto:highgate.sales@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

