



# Sheldon Avenue, Highgate, N6

Asking Price: £749,950

 Benham  
& Reeves

# Sheldon Avenue, Highgate, N6

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Share of Freehold

This is an exceptional opportunity to purchase a third-floor 2-double-bedroom apartment with a south-facing terrace overlooking extensive communal gardens. The triple-aspect reception room is filled with natural light throughout the day.

This portered block and grounds have recently undergone a substantial and extensive refurbishment programme, which will benefit an incoming purchaser.

Located on one of Highgate's most prestigious roads, this popular development is set behind electronically operated gates, providing access to the grounds. It offers both off-street parking and its own underground parking space, accessed directly from the apartment floor to the parking level, adding an extra level of security.

The block is excellently located close to public transport links, with Highgate tube station (Northern line – Zone 3) the closest (0.7 miles away). It's also within easy reach of Hampstead Heath, Highgate Village and Highgate Golf Course.



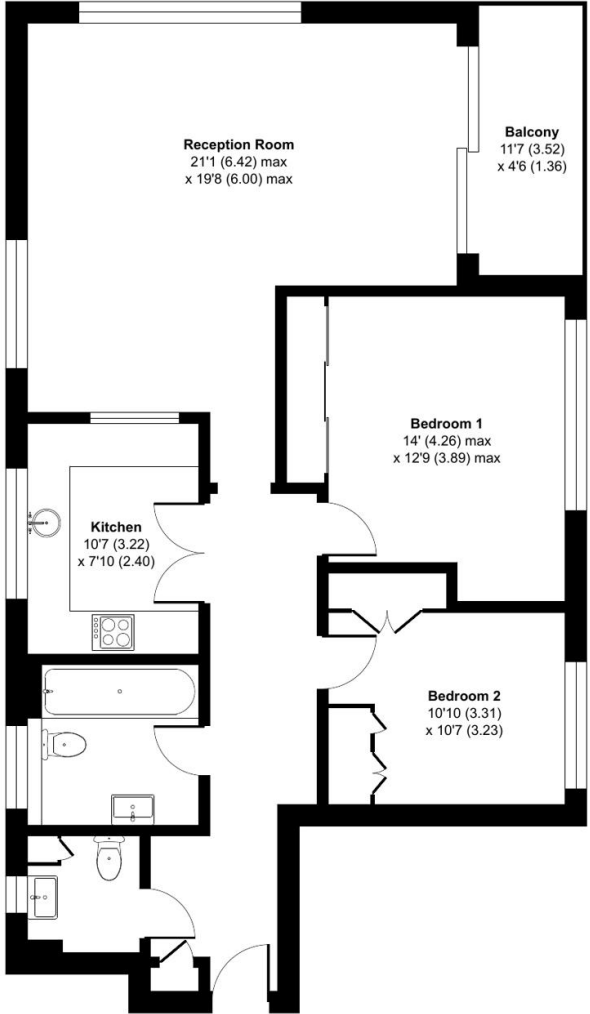


## Property Features:

- Chain Free
- 2 Double Bedrooms
- Double Reception Room
- Kitchen
- Family Bathroom
- Guest WC
- South Facing Terrace
- Lift
- Porter
- Gated Development
- Underground Parking
- Off-Street Parking
- Video Entryphone
- Private Basement Storage Room
- Share of Freehold

## High Sheldon Avenue, London, N6

Approximate Area = 920 sq ft / 85.4 sq m  
For identification only - Not to scale



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price: £749,950

Tenure: Share of Freehold  
Expires 23/06/2190  
Approximately 164 Years Remaining

Ground Rent: Nil

Service Charge: £5,620.00 (per annum)  
SC £995, reserve fund £410 per quarter. Additional reserve fund and compliance charges totaling £1,497 per quarter apply until the end of 2026.

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240041

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 its 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

