



# Shepherds Hill, Highgate, N6

Asking Price: £699,950

Benham  
& Reeves

# Shepherds Hill, Highgate, N6

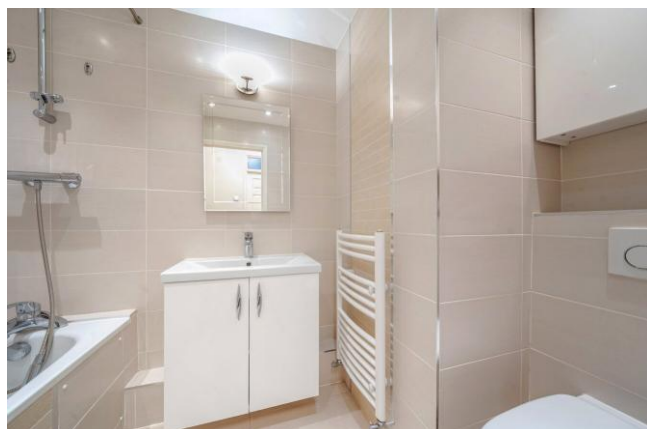
 2 Bedroom (s)  Bathroom inc. WC and Guest WC  Share of Freehold

An exceptionally bright and well-presented 2 bedroom apartment comprising 855 sq.ft. (approx.) of accommodation on the second floor of this contemporary and sought-after purpose-built block.

This delightful and welcoming home benefits from a 25ft reception room with sliding doors leading to a private southerly facing terrace. The apartment enjoys stunning panoramic views across the extensive landscaped gardens from all of the principal rooms.

Externally the property has access to beautifully maintained communal gardens and a private garage. The property is ideally located within easy reach of Highgate Underground station (Northern Line). The excellent selection of shops, restaurants and bars along Crouch End Broadway and Highgate Village are within easy reach, as are a number of wonderful outdoor spaces including Highgate Wood, Crouch End Playing Fields and Parkland Walk.



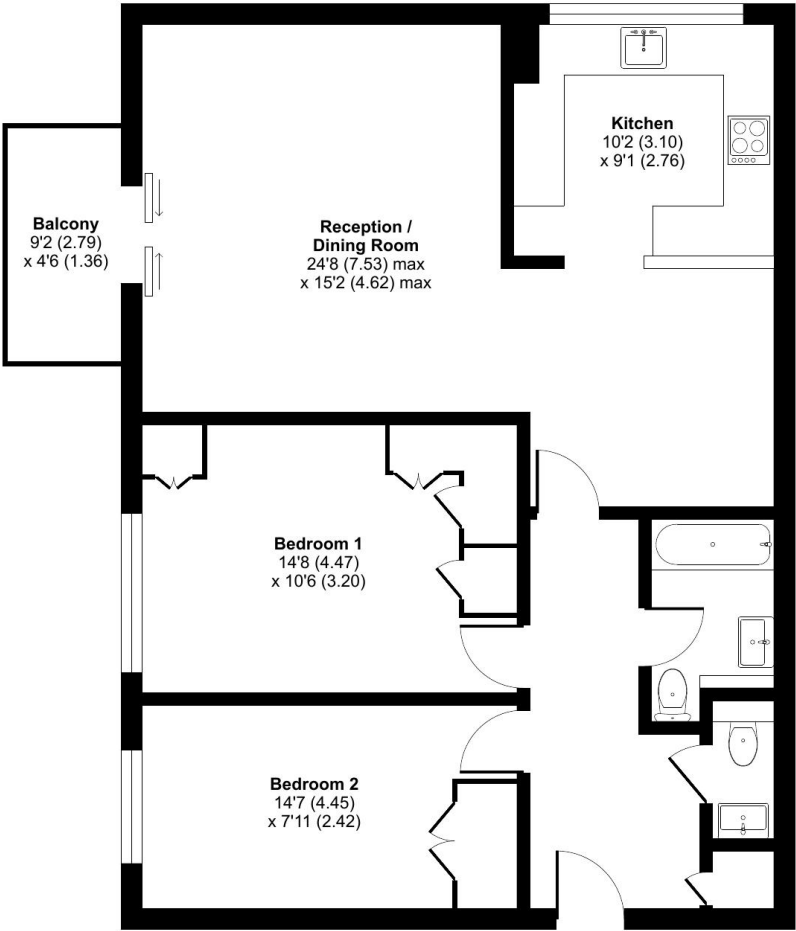


## Property Features:

- Chain Free
- 2 Bedrooms
- Bathroom including WC
- Guest WC
- Double Reception Room
- Kitchen
- Terrace
- Lift
- Extensive Communal Gardens
- Garage
- Basement Storage Cupboard
- Share Of Freehold

## Panorama Court Shepherds Hill, London, N6

Approximate Area = 855 sq ft / 79.4 sq m  
For identification only - Not to scale



SECOND FLOOR

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## Terms & Conditions:

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

Asking Price: £699,950

Tenure: Share of Freehold  
Expires 24/03/2978  
Approximately 953 Years Remaining

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240046

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

