



Shepherds Hill, London, N6

Asking Price: £795,000

Benham
& Reeves

Shepherds Hill, London, N6

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

This delightful and welcoming split-level apartment is arranged over the raised ground and garden levels of an imposing period building in Highgate. The property is set well back from the road and enjoys an extremely enviable location.

This superb property comprises a 17' reception room which opens directly onto extensive, well-maintained communal gardens. There are two generously proportioned bedrooms, one with an ensuite shower room, a fitted kitchen with a breakfast bar, and an extremely convenient utility room.

The property is ideally located close to Highgate Underground station (Northern line) and the excellent selection of nearby shops, restaurants, and bars. Highgate Village is within easy reach, as are several wonderful outdoor spaces, including Parkland Walk and Highgate Wood.



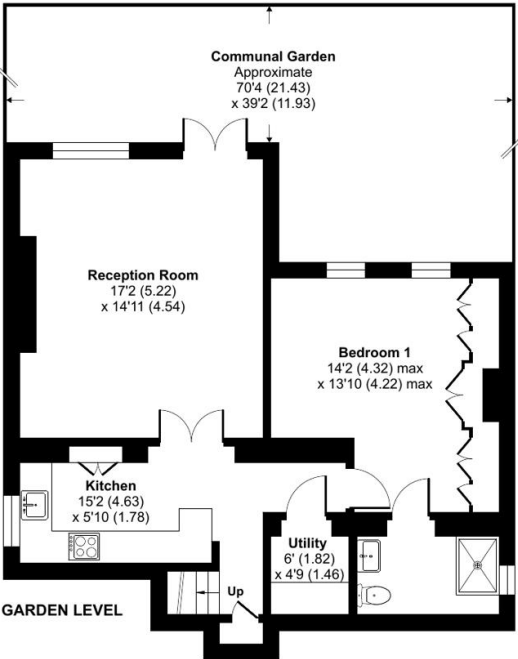
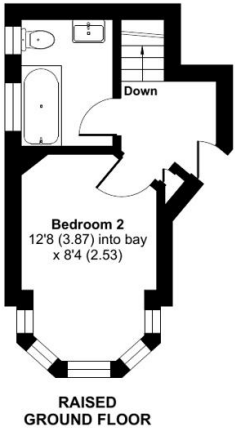


Property Features:

- Reception Room
- Direct Access to Extensive Communal Gardens
- 2 Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Kitchen
- Utility Room
- Split-Level

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Approximate Area = 878 sq ft / 81.5 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
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:	£795,000
Tenure:	Leasehold Expires 25/03/2184 Approximately 157 Years Remaining
Ground Rent:	Nil
Service Charge:	To be confirmed

Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG250041

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