



FITZROY COURT, SHEPHERDS HILL, LONDON, N6
£725,000 SHARE OF FREEHOLD

A SUPERB, CHAIN-FREE TWO BEDROOM APARTMENT WITH PRIVATE BALCONY AND FAR-REACHING VIEWS OCCUPYING A THIRD FLOOR POSITION AT THE REAR OF THIS LIFT-SERVICED 1960'S BUILT BLOCK.

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A two bedroom apartment occupying a third floor position at the rear of this lift-serviced 1960's built block. The property comprises 800 sq. ft. accommodation and of particular interest is its dual aspect orientation which enables extraordinary, far reaching rear views toward Muswell Hill and Alexandra Palace as well as eastwards views toward Epping. Fitzroy Court is located on Shepherds Hill. The tube station at Highgate and the grounds of Queens Wood are each within two thirds of a mile's distance.

The property comes complete with a private garage and a store room located in the basement area of the building.

MATERIAL INFORMATION:

Tenure: 999 year lease from 29th September 1989 with **SHARE OF FREEHOLD**.

Service Charges: £2,976.40 for 2024/25. This includes £200.00 towards the Building Reserve Fund. The service charge pays for a variety of items including building insurance, cleaning and lighting of communal parts, garden maintenance, managing agents fees etc.

Council Tax: Haringey Council BAND E (£2,575.63 for 2024/25).

Parking: Private Garage and further off-street parking on a first come, first served basis.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Superfast Broadband service available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the bedrooms suitably carpeted.

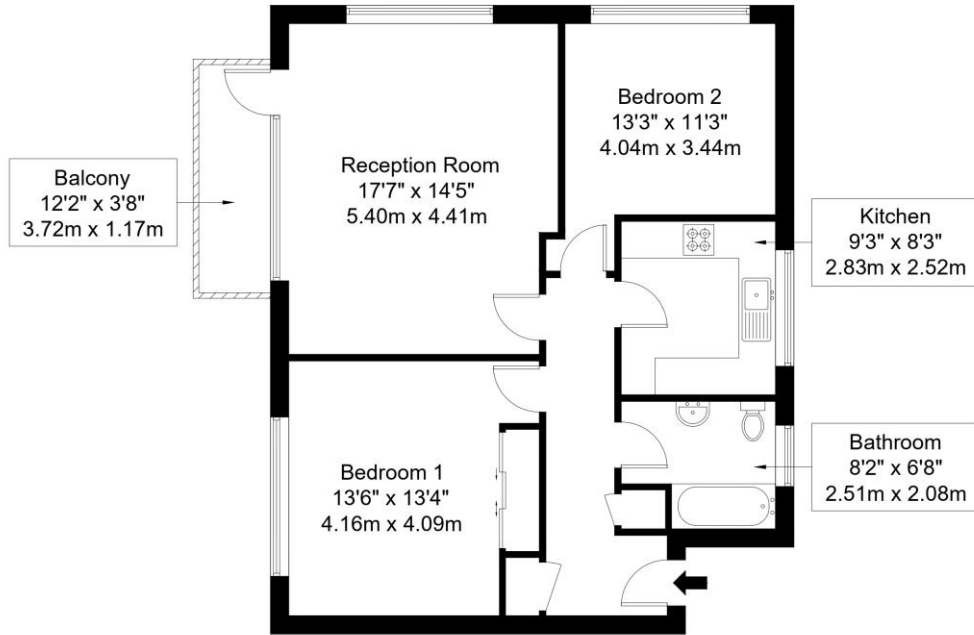
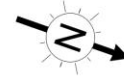


Shepherds Hill, N6 5RD

Approx Gross Internal Area = 74.36 sq m / 800 sq ft

Balcony = 4.36 sq m / 47 sq ft

Total = 78.72 sq m / 847 sq ft



Third Floor

Ref :

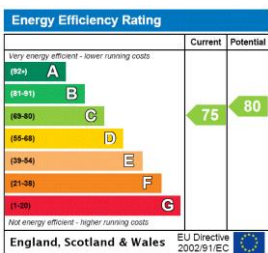
Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Highgate | 020 8341 1988 | highgate@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.