



SHEPHERDS HILL, N6  
OFFERS IN EXCESS OF £1,000,000 SHARE OF FREEHOLD

AN OUTSTANDING THREE-BEDROOM FLAT  
CONVERTED FROM THE ENTIRE FIRST FLOOR  
OF AN EARLY EDWARDIAN HOUSE.

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## DESCRIPTION:

An outstanding three-bedroom flat converted from the entire first floor of an early Edwardian house. The property is centred on a beautiful octagonal hall and comprises very spacious, laterally-arranged accommodation with high ceilings and period features, accessible from an external stairwell located at the eastern flank of the building. Also included is a sizeable, mature rear garden in-which sits a useful workshop. The property is conveniently located for easy access to a variety of local amenities including the varied shops and dining options in Crouch End, Highgate Tube Station and bus routes into the City and West End whilst Highgate Wood, Queens Wood and The Parkland Walk are all close at hand.

## MATERIAL INFORMATION:

**Tenure:** 125 year lease from 25th December 1996 with SHARE OF FREEHOLD.

**Service Charges:** The flat-owners (as freehold-sharers) contribute an annual sum toward a building reserve fund. The sum contributed is entirely controlled and decided upon by the flat-owners and it is currently £170.00 per month.

**Council Tax:** Haringey Council BAND F (£3,043.92 for 2024/25).

**Parking:** Residents on-road parking by permit.

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

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

**Construction Type:** Brick (pebble-dash rendered) and tile.

**Heating:** Gas central heating.

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat.



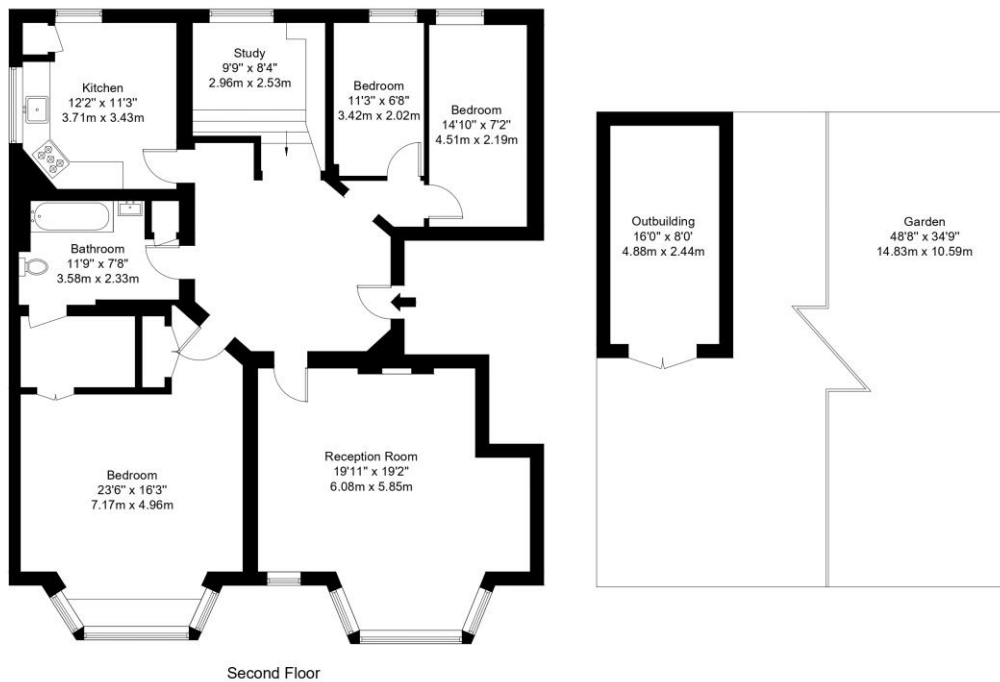
# Shepherds Hill, N6 5RN

Approx Gross Internal Area = 133.7 sq m / 1439 sq ft

Garden = 157 sq m / 1690 sq ft

Outbuilding = 11.9 sq m / 128 sq ft

Total = 302.6 sq m / 3257 sq ft



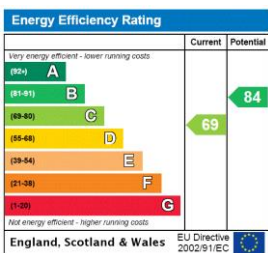
Second Floor

Ref :

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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.



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