



**BISHOPSWOOD ROAD, LONDON, N6**  
**£999,950 SHARE OF FREEHOLD**

**AN UNUSUALLY LARGE FOUR BEDROOM APARTMENT ON THE SECOND FLOOR OF A HANDSOME, DETACHED, DOUBLE-FRONTED VICTORIAN-BUILT BUILDING, LOCATED BETWEEN KENWOOD AND HIGHGATE VILLAGE.**

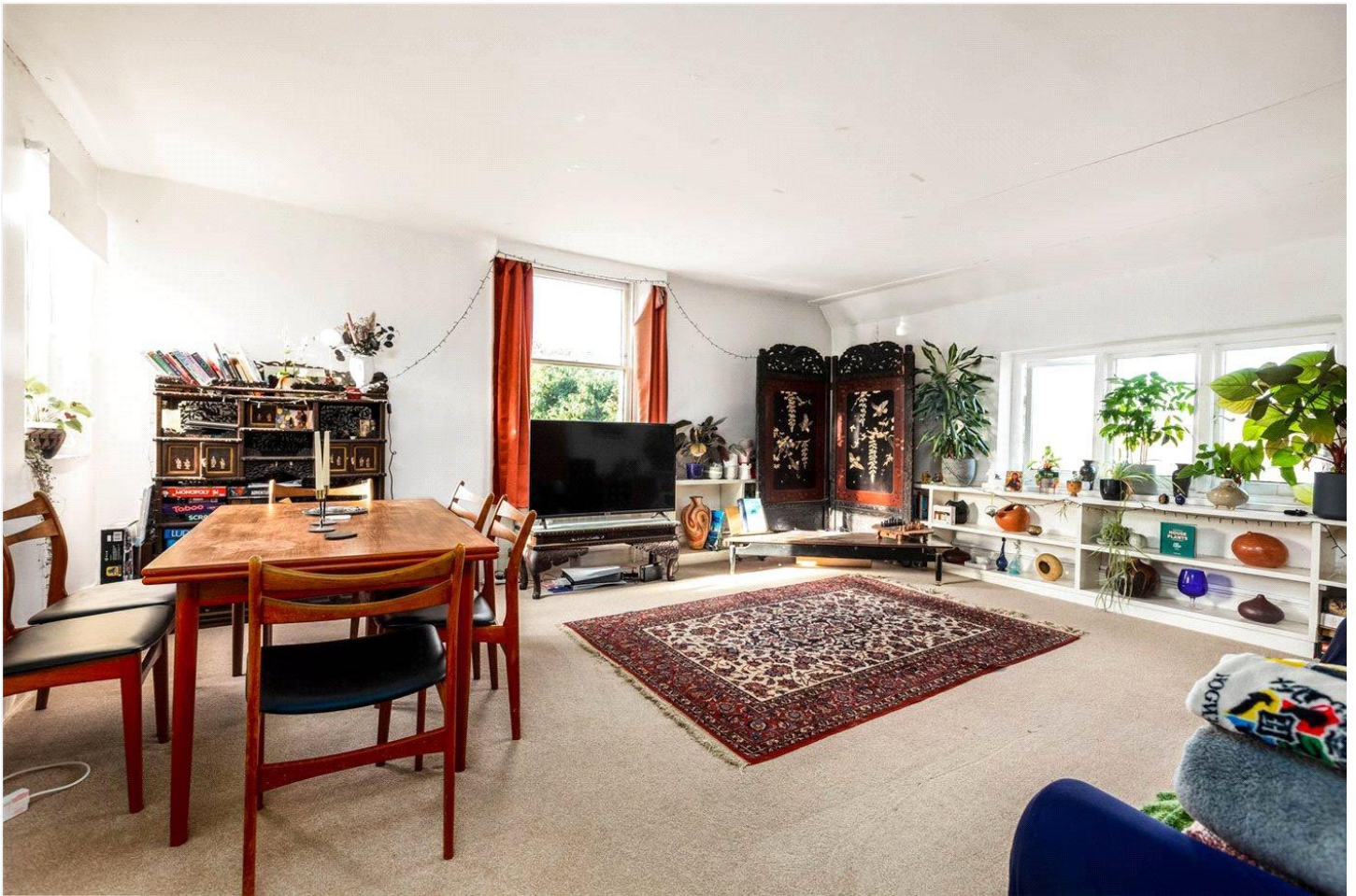
Highgate | 020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





#### DESCRIPTION:

This is a rare opportunity to acquire an elegant apartment of grand proportions, converted from the second floor of a substantial detached house dating from the 1860s, located in one of the highly sought-after roads off Hampstead Lane only moments from Hampstead Heath.

The property comprises some 1261 sq. ft. accommodation which includes 4 bedrooms and forms part of a handsome, double-fronted Victorian residence, built in rare gaunt brick and set back from the road by its own drive and front garden. Although requiring modernisation, the property presents an ideal opportunity for refurbishment-seekers to renovate a home in a first-class location to individual taste. Perhaps the most attractive feature of the Flat is its large reception room with triple aspect windows that affords leafy views over the playing fields of Highgate School. The property also benefits from a beautiful, mature residents' garden, so unusually large as to be shaded green on the A to Z!

Ideally located off Hampstead Lane and a short stroll to Hampstead Heath, Kenwood and Highgate Village, the property lies next to the open playing fields of Highgate School.

#### MATERIAL INFORMATION:

**Tenure:** Share of Freehold & long lease

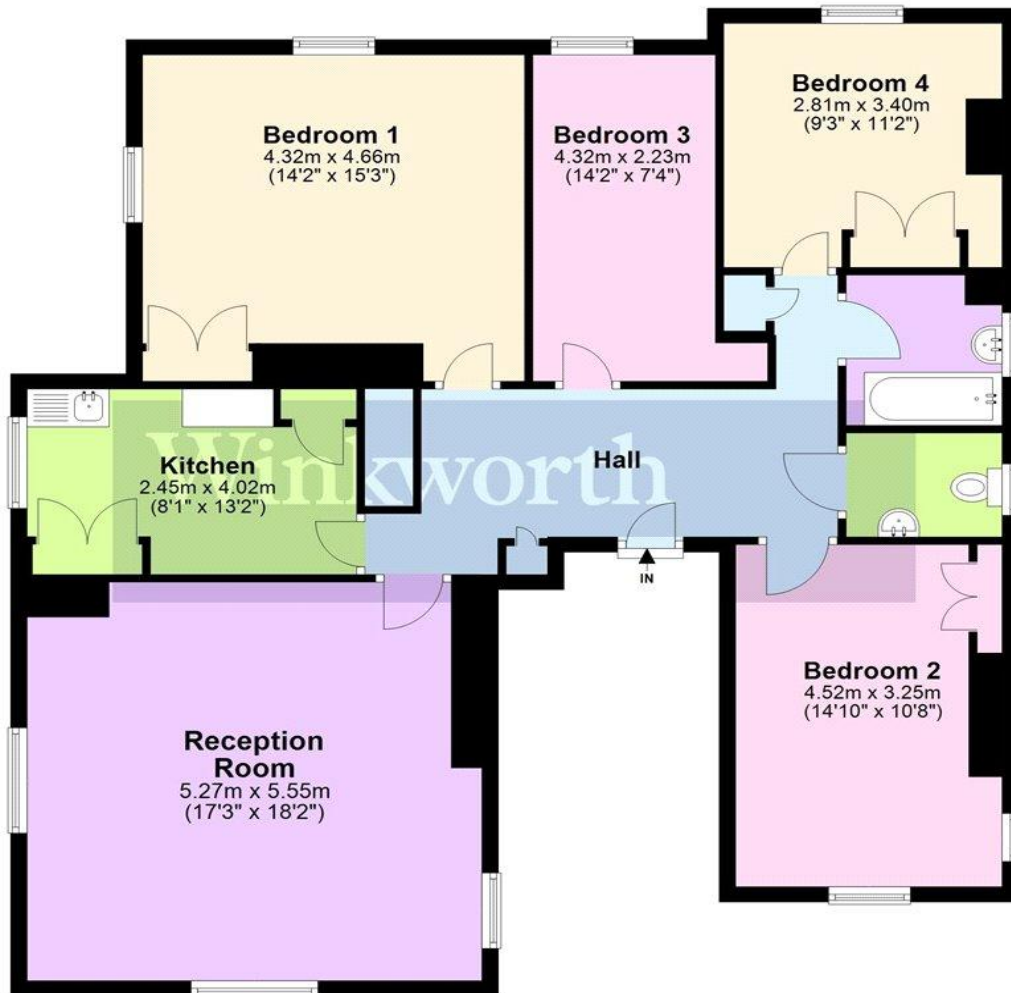
**Service Charge:** 22.8% of building outgoings. This equates to £4,002.90 for 2024/25. The service charge pays for a variety of items including building insurance, communal electricity, general repairs, fire alarm maintenance, management fees, reserve fund contribution. There is an additional charge of £300.00 pa for garden maintenance.











### Bishopswood Road N6

Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
Plan produced using PlanUp.

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.

#### FURTHER MATERIAL INFORMATION:

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

**Parking:** Residents off-street parking on front drive.

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

**Broadband and Data Coverage.** Ultrafast Broadband service available & 5G data coverage.

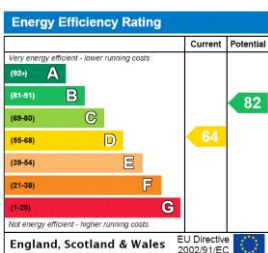
**Construction Type:** Brick and slate.

**Heating:** Gas central heating

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat for one family only. To keep the floors adequately covered with suitable covering so as to prevent annoyance by noise to the owners or occupiers of neighbouring premises. Not to keep any bird, dog or other animal in the Flat.

**Other Information:** A fuel-store is demised to the flat. It is the last store on the right-hand side, located opposite the entrance door to the lower ground floor flat).

Although the rear garden is arranged in a communal manner, Flats 1-4 have an apportioned section of the garden. This property has the rear 39 ft. demised.



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

**Winkworth**

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.