

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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**55 Shepherds Hill, London N6**

**£590,000** FOR SALE

*Apartment - Purpose Built*

2 1 1



55 Shepherds Hill, London N6 £590,000

Description

PhilipAlexander are delighted to present this highly desirable two double-bedroom apartment set on Shepherds Hill in Highgate, N6.

CHAIN FREE. The property is situated on the second floor and comprises a large reception room, a separate semi-integrated kitchen, two double bedrooms, a bright bathroom with both bath and shower facilities, and a separate cloakroom and WC with parquet flooring throughout.

Additional benefits include a private basement storage unit, secure bike storage, a designated garage unit as well as immaculately presented communal gardens. SHARE OF FREEHOLD - 996 years remaining on lease.

Shepherds Hill is located within a short distance from Highgate Village and walking distance to Highgate underground station. Equidistant from both Highgate and Crouch End Broadway and offering easy access to the lovely Highgate Woods.

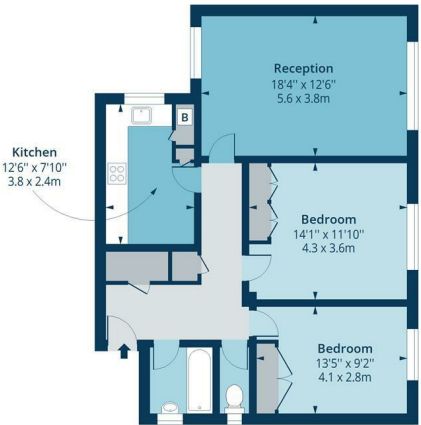
Key Features

Tenure	Leasehold - Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Shepherds Hill, N6  
Approx. Gross Internal Area 860 Sq Ft - 79.89 Sq M



Second Floor  
Floor Area 879 Sq Ft - 81.66 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.