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

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**55 Shepherds Hill, London N6**

**£590,000 FOR SALE**

*Apartment - Purpose Built*

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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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# 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.

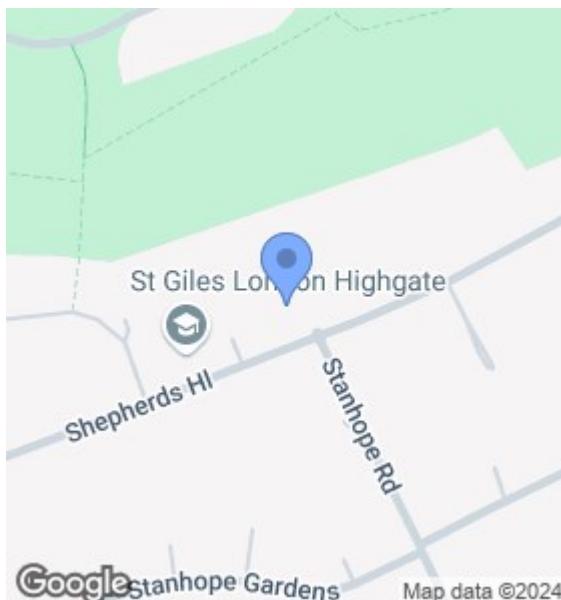
CHAIN FREE. The property is situated on the second floor and comprises a large reception room, a separate semi-integrated kitchen, two double bedrooms, a bright bathroom with both bath and shower facilities, and a separate cloakroom and WC with parquet flooring throughout.

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

<b>Tenure</b>	Leasehold - Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	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	70	79
(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.