



Highgate West Hill

Highgate, N6

Asking Price £525,000

A large and well-proportioned one double bedroom second floor flat, positioned on Highgate West Hill, within easy reach of the amenities and open spaces of Highgate Village and Swains Lane.

The property extends to approximately 660 square feet and offers a bright and spacious reception room measuring 16'5" x 13'1", featuring high ceilings, inset spotlights, attractive cornicing and excellent natural light from the large sash window.

This room provides generous space for both comfortable seating and dining, with views over the surrounding greenery.

The principal bedroom is a good size double bedroom measuring 13'7" x 11'8", with a large sash window overlooking the rear and plenty of space for bedroom furniture. The modern tiled bathroom with a heated towel rail also has a window for good ventilation.

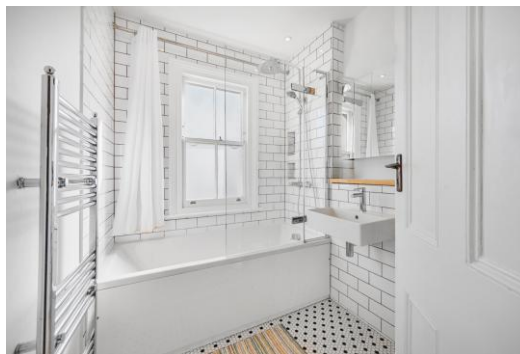
The separate kitchen is of a good size and also has a large sash window providing plenty of natural light and ventilation.

Both the bedroom and kitchen have a pleasant leafy outlook across gardens and trees.

Additionally, and subject to all the required permissions, the flat could be converted into a two bedroom flat by placing an open plan kitchen in the reception room and making the kitchen a bedroom.

The flat offers an appealing combination of generous proportions, character features and a sought-after Highgate location, making it an attractive home for those looking to live in one of North London's most desirable residential areas. Sole agent.

CHESTERTONS



Highgate West Hill

Highgate, N6

- Large one double bedroom flat
- Second floor, 662 square feet
- Excellent natural light
- Pleasant views
- Great location in Highgate



Tenure: Leasehold 113 years 6 months

Service Charge: £1906 per annum

Ground Rent: £400 per annum

Local Authority: Camden

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

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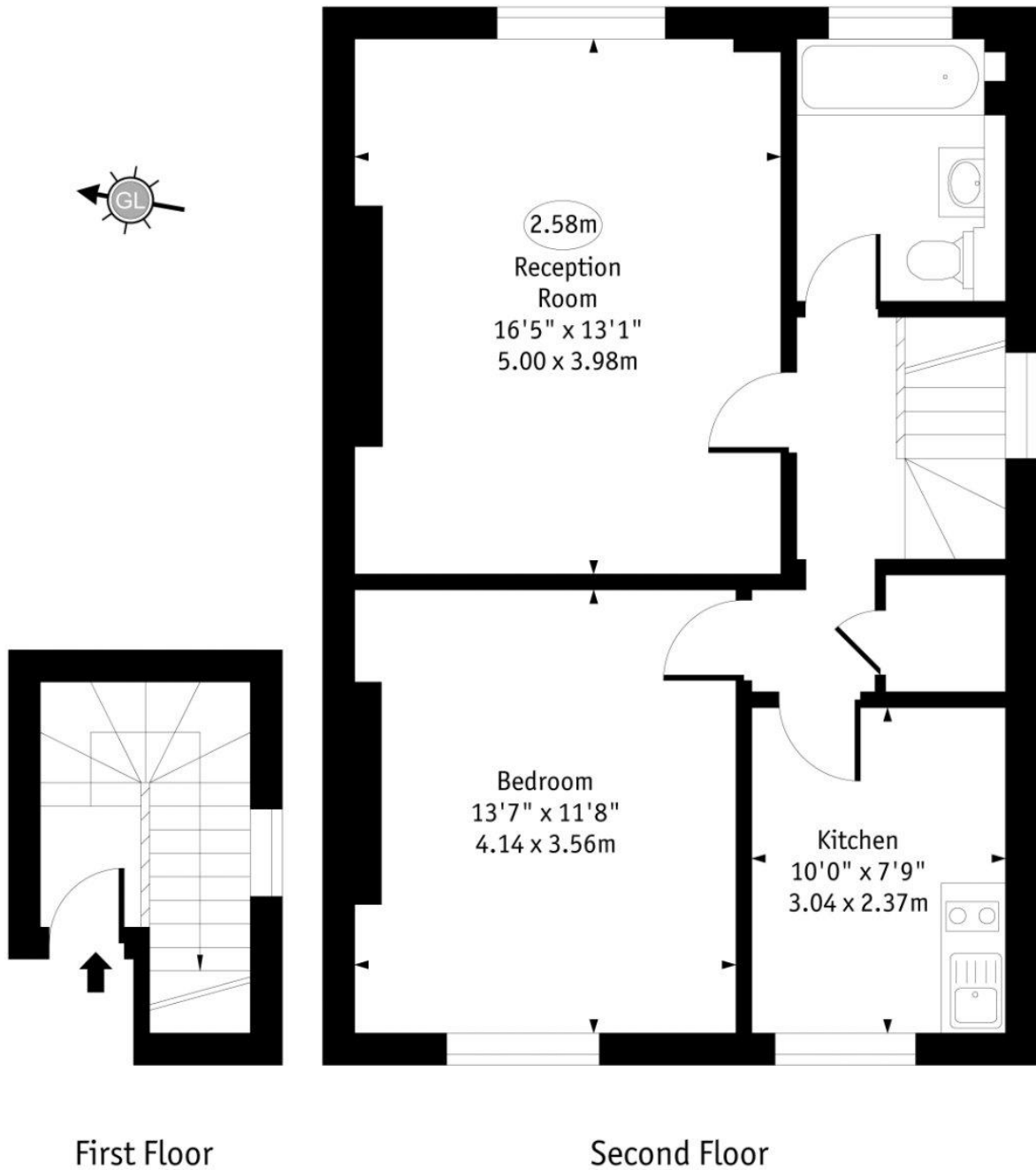
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○ - Ceiling Height



Approx Gross Internal Area 662 Sq Ft - 61.50 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Prepared for Chestertons
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