



STANHOPE HOUSE, SHEPHERDS HILL N6
£1,350,000 LEASEHOLD

A RARE CHANCE TO ACQUIRE AN EXTRAORDINARY, MULTI-LEVEL THREE BEDROOM HOME OF IMPRESSIVE DIMENSIONS IN A PRIME HIGHGATE LOCATION.

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DESCRIPTION:

This truly spacious apartment occupies a peaceful rear-position in Stanhope House - Shepherds Hill's most prestigious residential address. It is southerly-orientated, thereby filled with natural light and arranged over three levels, having the size and feel of a house. The accommodation offers ideal living space for either up-sizers or downsizers, featuring inter-connecting reception spaces alongside a fully fitted kitchen and three double-sized bedrooms. Two of these bedrooms have en suite facilities including a magnificent top floor main bedroom with balcony. The property also features two south-facing, full-size balcony-terraces with far-reaching, leafy views and comes complete with a pair of allocated, covered parking spaces.

An early viewing is highly recommended.

LOCATION:

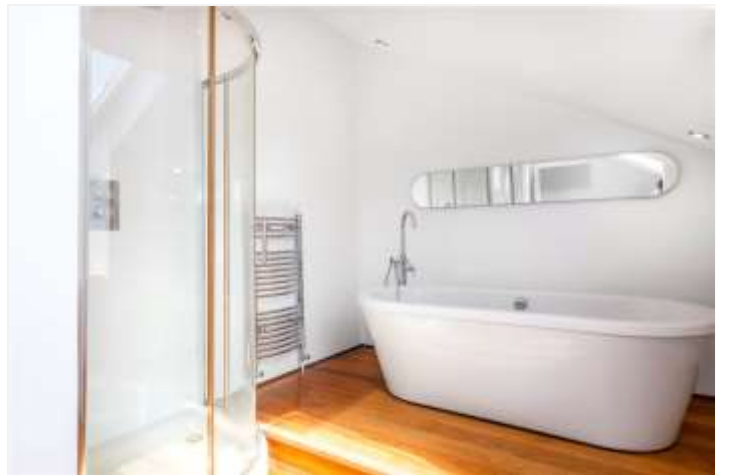
Stanhope House is a lift-serviced apartment building located at the meeting point of Shepherds Hill and Stanhope Road. It is ideally located for easy access to a variety of amenities including local shops and the open spaces of Highgate Wood or The Parkland Walk whilst being just a short stroll from Highgate Tube Station and local bus routes into London's City and West End.

COMMUNAL PARTS, ON-SITE CARETAKER, PARKING & STORAGE:

Stanhope House has communal gardens to front and rear. There are two allocated, covered parking spaces which are accessible at the rear via a security gate on Stanhope Road. A private locker storage space is available for hire for a fee of £25.00 per annum. Residents of Stanhope House also benefit from the services of an on-site Caretaker.

TENURE, GROUND RENT, SERVICE CHARGE & COUNCIL TAX:

125 year lease from 24th June 1990. The Ground Rent is £400.00 per annum. The Service Charge is currently £5,358.16 per annum. This pays for a variety of items including building insurance, grounds maintenance, communal lighting and cleaning, on-site Caretaker and Reserve Fund contribution. The local authority is Haringey Council and the Council Tax band is G: (£3,320.53 for 2023/24).

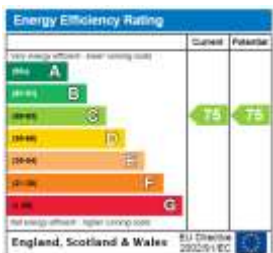




Stanhope House, Shepherds Hill N6
 Total area: approx 141 sq. metres (1517.7 sq. feet)

All dimensions given are approximate and for illustrative purposes only. No liability for errors or omissions in the floorplans. The position and size of doors, windows, appliances and other features are approximate. The floorplans are for illustration purposes only and are not to scale. The position and size of doors, windows, appliances and other features are approximate.

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