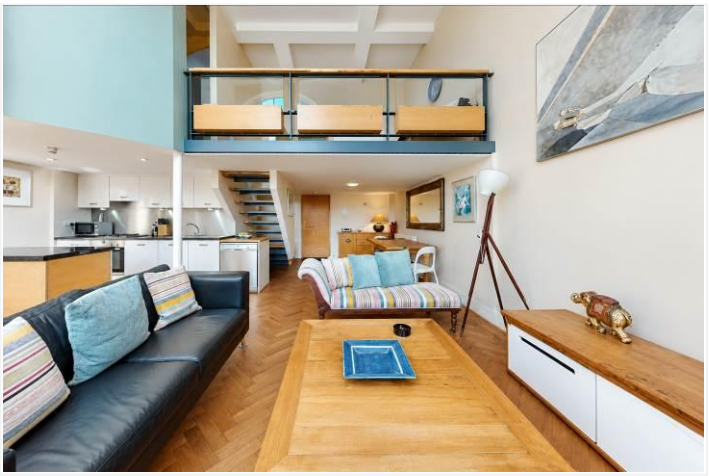






THE ACADEMY, HIGHGATE HILL N19

£725,000 SHARE OF FREEHOLD

A STYLISH AND VERY SPACIOUS SECOND FLOOR SPLIT LEVEL APARTMENT WITHIN A SECURE, GATED DEVELOPMENT.

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DESCRIPTION:

An outstanding apartment that is accessible via lift. It is located on the second floor with the reception, kitchen and bathroom at entrance-level, with stairs up to a large bedroom with en suite wet room, via a gallery room (could be used as a second sleeping area). The large bedroom also provides access to a private roof terrace that faces south-west. The open space reception/kitchen with has a double-hight ceiling and solid wood flooring. The reception space also features large south west facing windows which provide a clue to the building's former past as a Victorian school. The property comes complete with an allocated off-street parking space and share of freehold. Residents enjoy a porter service on weekday mornings.

The Academy is located close to the tube station at Archway (Northern Line, Zone 2) and is within a short walk of various local amenities including Marks and Spencer and Sainsbury's as well as bus routes into the City and West End. The grounds of Waterlow Park and the varied places to eat and drink in Highgate Village are half a mile away.

MATERIAL INFORMATION:

Tenure & Ground Rent: 999 year lease from 24th June 1996 with **SHARE OF FREEHOLD**. The Ground Rent is a peppercorn.

Service Charges: 4.05% of Building Expenditure which comes to £5,711.27 for 2025/26. This pays for a variety of items including building insurance, communal heating and hot water, communal parts lighting and cleaning, window cleaning, repairs and maintenance, lift maintenance, management fees, grounds maintenance and reserve fund.

Council Tax: Islington Council BAND E (£2,576.29 for 2026/27).

Parking: Allocated off-street parking Space.

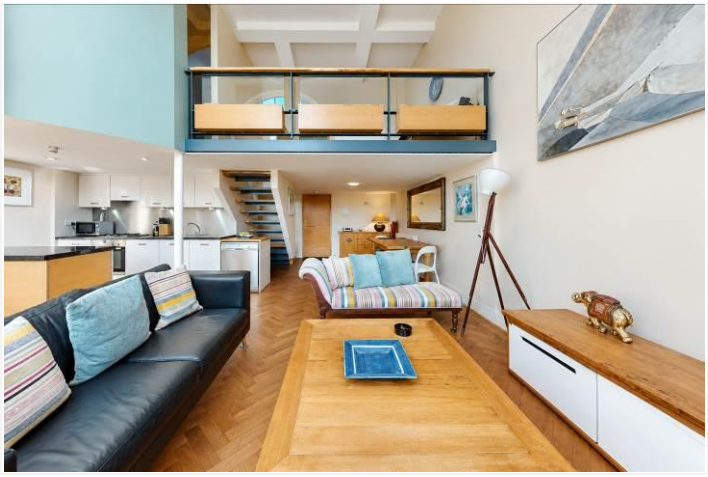
Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Superfast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

Heating: Communal heating and hot water.

Property Accessibility: Lift Access.











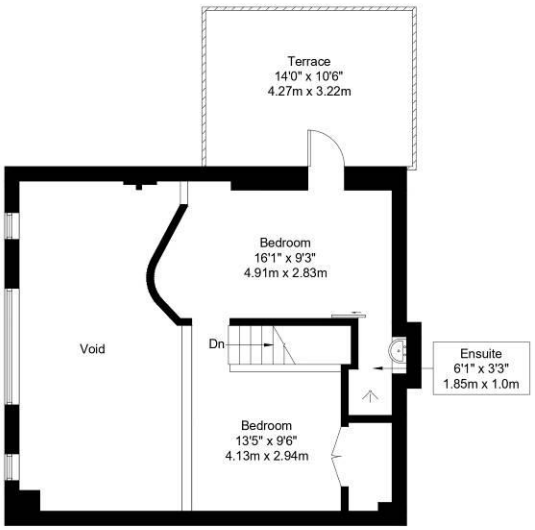






Highgate Hill, N19 5NS

Approx Gross Internal Area = 81.89 sq m / 881 sq ft
Terrace = 13.75 sq m / 148 sq ft
Total = 95.64 sq m / 1029 sq ft



Third Floor



Second Floor

Ref :

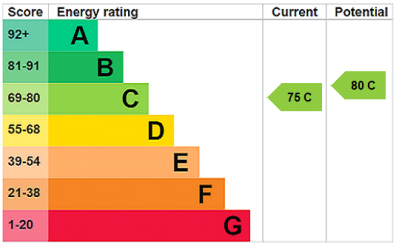
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.





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