



Panorama Court, Shepherds Hill N6

£610,000 *Share of Freehold*

A large two bedroom first floor apartment with an enclosed balcony space and garages too, requiring modernisation. The flat comprises 875 sq. ft. accommodation, featuring double-sized bedrooms and a spacious double-reception room area too. The flat is peacefully located within the building because it is rear-facing, has a southerly aspect with a view

KEY FEATURES

2  1  2 

- Two Bedrooms
- Two Bathrooms
- Share of Freehold
- Private Garage and Second Private Garage included by Separate Transaction
- Chain-Free
- Double-Glazed
- New Boiler (Installed December 2024)



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of the mature communal gardens. The flat also has the benefit of a storage locker in the basement and a share of the freehold.

Panorama Court is conveniently located for easy access to a variety of amenities including Highgate Tube Station which is within half a miles' distance as are the open spaces of Highgate Wood, Queens Wood or The Parkland Walk. In addition, the varied selection of shops, cafés and restaurants of Crouch End are also within close proximity.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Panorama Court, N6 5RP

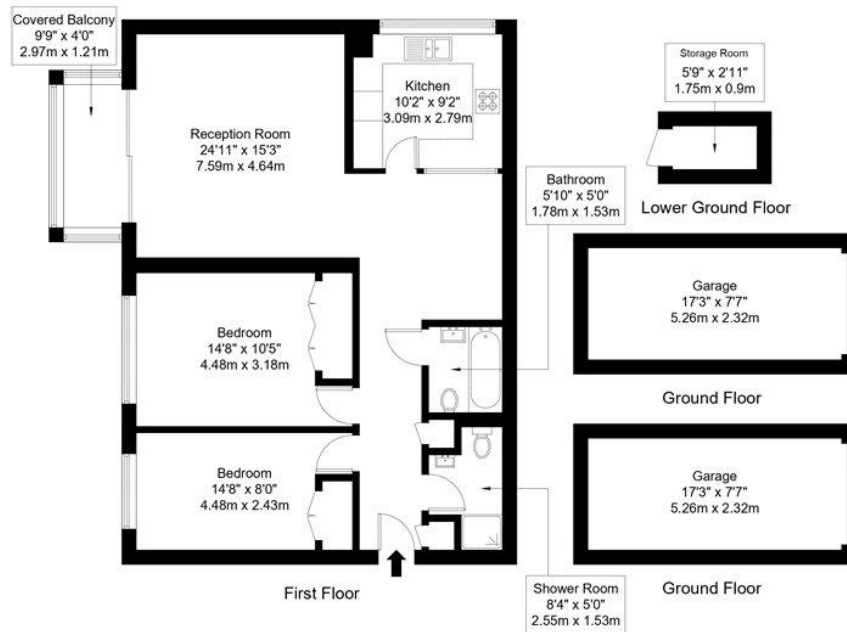
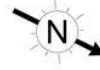
Approx Gross Internal Area = 81.3 sq m / 875 sq ft

Covered Balcony = 3.6 sq m / 39 sq ft

Garages = 24.4 sq m / 263 sq ft

Shed = 1.6 sq m / 17 sq ft

Total = 110.9 sq m / 1194 sq ft



Ref :

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PLAN

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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MATERIAL INFORMATION:

Tenure: 999 year lease from 25th March 1979 with SHARE OF FREEHOLD.

Service Charges & Reserve Fund: collectively amounts to £4,840.35 to the year ending 31st March 2026. This pays for day-to-day services and Reserve Fund funding for planned works to the front boundary wall - repointing brickwork, refurbishment and redecoration of timber rails and metal supports, whilst the for the communal hall - redecoration of walls and ceilings, new lighting, new carpeting and entrance mat.

Council Tax Band: Haringey Council BAND E (£2,827.96 for 2026/27).

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Parking: Private garage (no. 8) plus parking on a first come, first served basis. On-street parking permits available to purchase from Haringey Council for residents and visitors. Garage 13 also to be included but by separate transaction to the Flat and Garage 8, with an allocated price of £25,000 (included within the asking price of £610,000 combined). Garage 8 is the furthest garage in the far-side, left battery beyond the communal garden.

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

Broadband and Data Coverage: According to Ofcom, Superfast Broadband services are available (Openreach and Virgin Media) with a good level of reception for mobile phones depending on your service provider.

Notable Lease Covenants or Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal shall be kept in the demised premises without the previous written consent of the Freeholders. The lessee will cover and keep covered the floors of the demised premises with carpet and an underlay other than the floors in the kitchen and bathrooms which shall be properly and suitably covered with sound-absorbing material.

<https://www.winkworth.co.uk/sale/property/HGT260018>

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