



Highgate High Street (The Property is Located Within Angel Yard) N6

£950,000 *Freehold*

This historic and charming cottage is presented for sale in good decorative condition and includes two reception rooms, a fitted kitchen, shower room and secluded, courtyard garden.

2  2  1 

KEY FEATURES

- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Secluded, courtyard Garden
- Freehold



Highgate

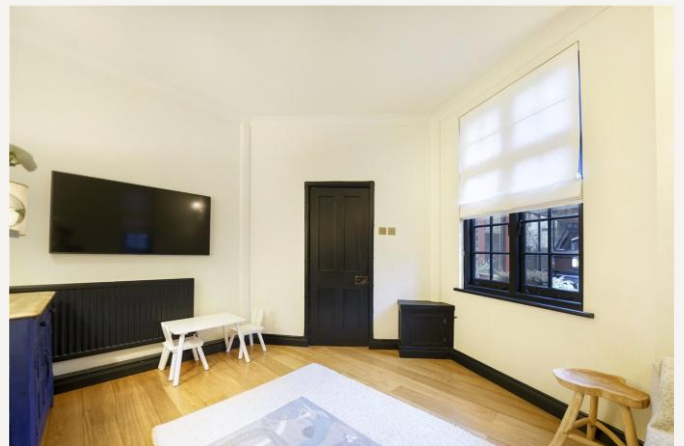
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The property is located within Angel Yard, a gated enclave off South Grove and situated in the heart of Highgate Village. The varied selection of shops, eateries and pubs of Highgate High Street are close-at-hand whilst Highgate School, Channing School for Girls and St Michael's School are all within a short walk. The property is also ideally located for easy access to Waterlow Park, Highgate Wood and Hampstead Heath.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Camden Council BAND E (£2,574.44 for 2025/26).

Parking: On-Street permits available from Camden Council.

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

Broadband and Data Coverage: Superfast Broadband service are available (Openreach) with a good level of reception for mobile phones pending your service provider.

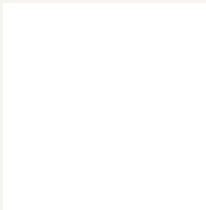
Construction Type: Brick and slate.

Heating: Gas Central heating.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

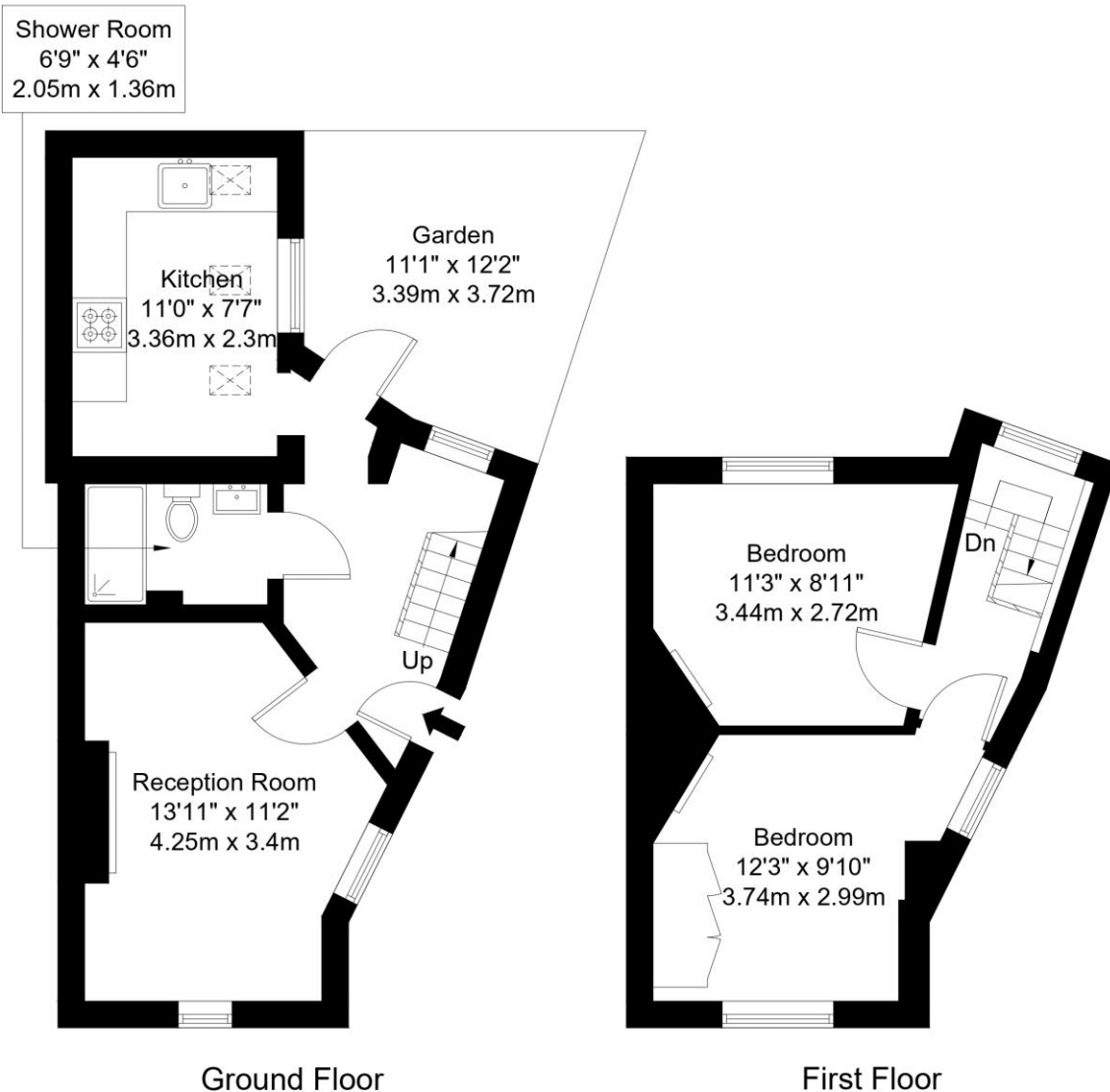
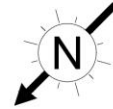


<https://www.winkworth.co.uk/sale/property/HGT260003>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highgate High Street, N6 5JT

Approx Gross Internal Area = 59 sq m / 635 sq ft



Ref :

Copyright **BLEU 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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