



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

£950,000 *Freehold*

2  1  1 

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.

### KEY FEATURES

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



Highgate

020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

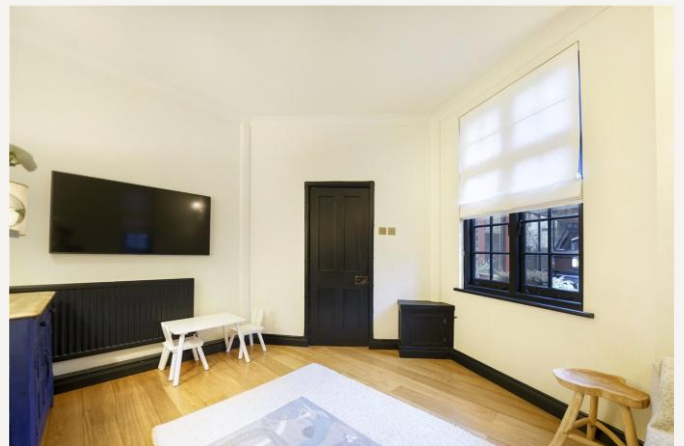
**Winkworth**

for every step...





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.

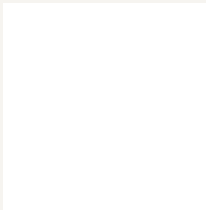
**Construction Type:** Brick and slate.

**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

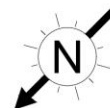


<https://www.winkworth.co.uk/sale/property/HGT260003>

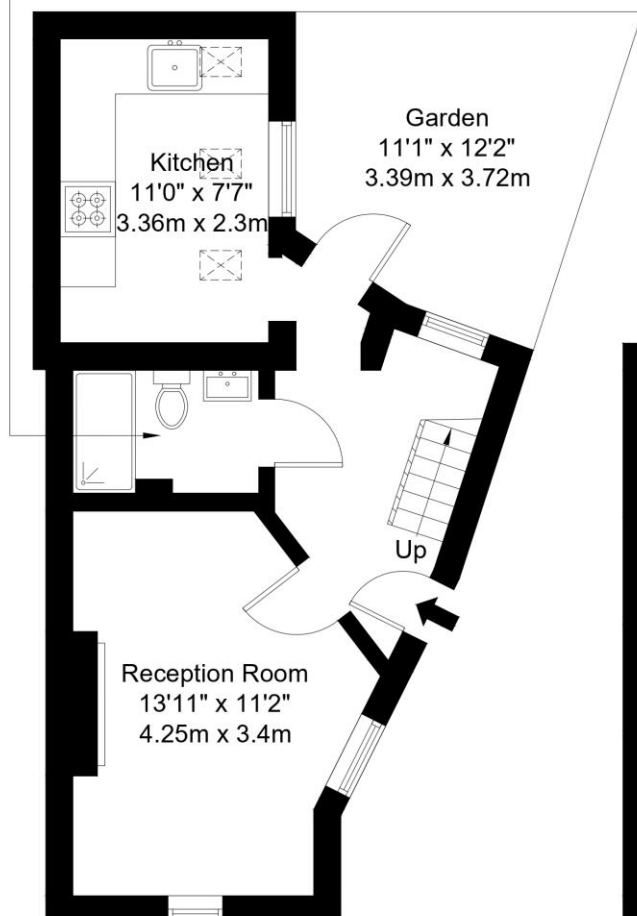
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

# Highgate High Street, N6 5JT

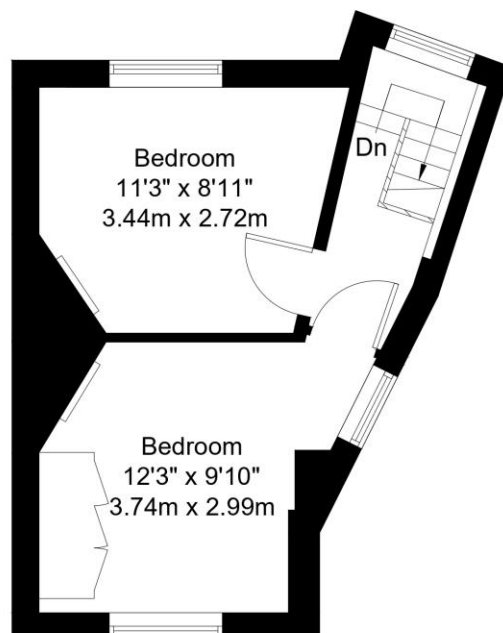
Approx Gross Internal Area = 59 sq m / 635 sq ft



Shower Room  
6'9" x 4'6"  
2.05m x 1.36m



Ground Floor



First Floor

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.  
Copyright @ BleuPlan

Highgate

020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.