



## Panorama Court, Shepherds Hill N6

£699,000 *Share of Freehold*



An outstanding two bedroom ground floor apartment with direct access to a private patio garden and with a garage too.

The property is presented for sale in very good decorative condition and comprises 875 sq. ft. accommodation, featuring double-sized bedrooms and a spacious reception room too from which access to the private patio is gained. The flat is peacefully located within the

### KEY FEATURES

- Two Bedrooms
- Private Patio Garden
- Communal Gardens
- Private Garage
- Share of Freehold
- Chain-Free



Highgate

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building because it is rear-facing, has a southerly aspect with a view of the mature communal gardens beyond the patio. 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 mile 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.

**MATERIAL INFORMATION:**

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





**MATERIAL INFORMATION continued:**

**Service Charge:** £2,749.70 per annum for day-to-day services plus a temporary contribution to the Reserve Fund of £2,170.00 per annum (there are 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 (£2,698.59 for 2025/26).

**Parking:** Private garage plus parking on a first come, first served basis. On-street parking permits available to purchase from Haringey Council for residents and visitors.

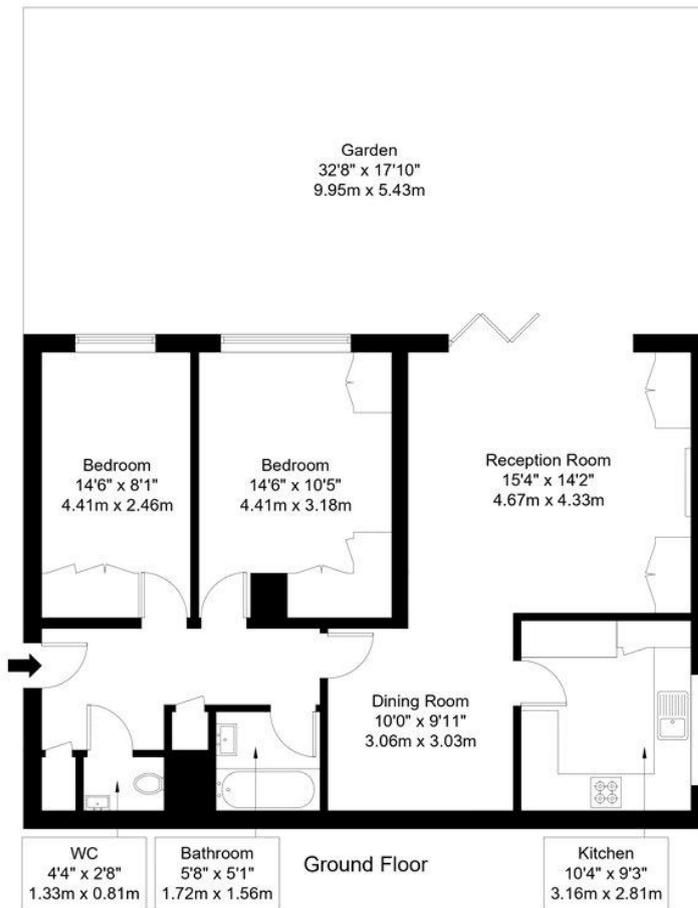
**Utilities:** Mains connected electricity, gas, water and sewerage.

**Heating:** Gas central heating.

**Notable Lease Restrictions:** No bird, dog or other animal shall be kept in the demised premises without the previous written consent of the Freeholders. To cover and keep covered the floors of the demised premises with carpet and an underlay other than the floors of the kitchen and bathrooms which shall be properly and suitably covered with a sound-absorbing material.

# Panorama Court, N6 5RP

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



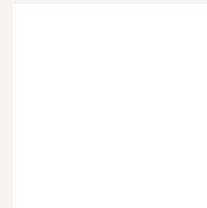
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	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/HGT260002>

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.

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