



**IMPERIAL COURT, SHEPHERDS HILL N6**  
**£865,000 SHARE OF FREEHOLD**

**A SUPERB TWO BEDROOM APARTMENT, OCCUPYING  
 A PEACEFUL REAR POSITION ON THE SECOND FLOOR  
 OF THIS ELEGANT LIFT-SERVICED HIGHGATE BLOCK.**

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

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## DESCRIPTION:

The property comprises south-facing, spacious accommodation featuring double-sized bedrooms (the main of which with en suite shower room), large reception room, family bathroom and modern fitted kitchen. The property further benefits from direct access to a private south-facing balcony. The grounds around the building are communal whilst the property benefits from a large private garage.

Imperial Court is located at the meeting point of Shepherds Hill and Stanhope Road. It is conveniently positioned for easy access to a variety of local amenities including Highgate Tube Station (which is just a five-minute walk away), bus routes into London's City and West End, local shops and the outside spaces of Highgate Wood or The Parkland Walk - all within a third of a mile.

## MATERIAL INFORMATION:

**Tenure:** 999 year lease from 1st November 1995 with **SHARE OF FREEHOLD**.

**Service Charges:** £3,244.64 FOR 2025. This pays a for a variety of items including building insurance, lift maintenance, gardening, communal parts cleaning and lighting, management fees & window cleaning. An additional £1,412.00 is paid into the Building Reserve Fund.

**Council Tax:** Haringey Council BAND E (£2,698.59 for 2025/26).

**Parking:** Private Garage no. F with communal parking areas to front and rear.

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

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

**Construction Type:** Brick and flat roof.

**Heating:** Gas central heating.



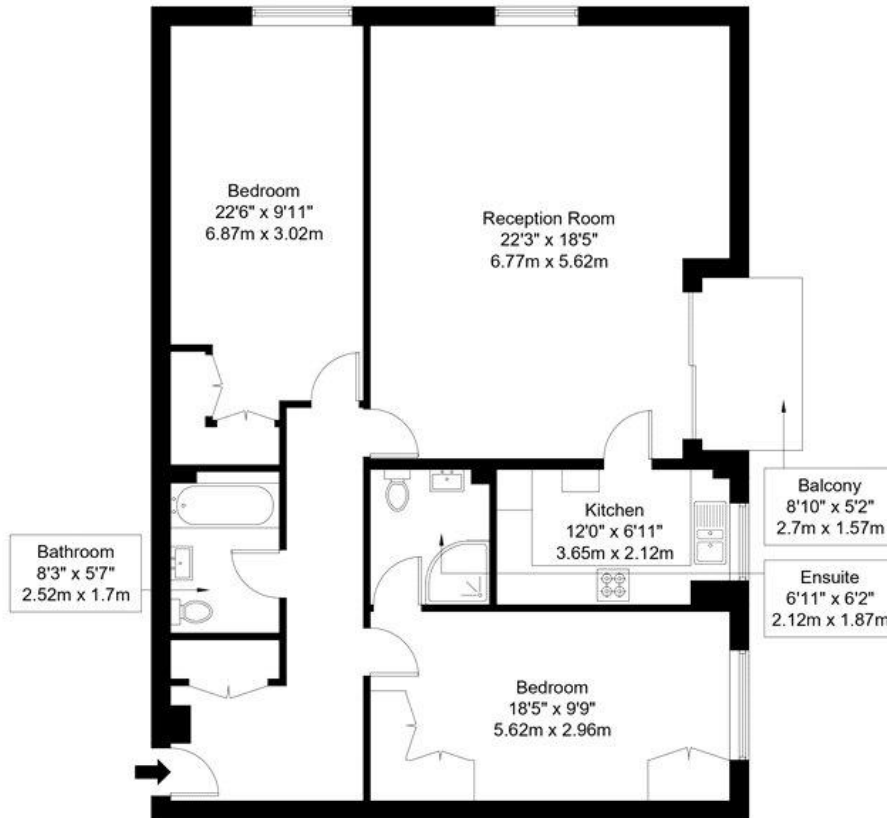
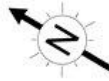


# Shepherds Hill, N6 5WA

Approx Gross Internal Area = 103.6 sq m / 1115 sq ft

Balcony = 4.2 sq m / 45 sq ft

Total = 107.8 sq m / 1160 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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