



## THE ACADEMY, HIGHGATE HILL N19 £680,000 SHARE OF FREEHOLD

A STUNNING PERIOD APARTMENT MAISONETTE BOASTING 2 BEDROOM AREAS. THIS CONVERTED PROPERTY FEATURES ELEGANT PERIOD DETAILS, PRACTICAL AMENITIES, AND A PRIME LOCATION. ENJOY SPACIOUS LIVING AREAS, HIGH CEILINGS, AND ABUNDANT NATURAL LIGHT. PERFECT FOR THOSE SEEKING A BLEND OF HISTORIC CHARM AND CONTEMPORARY COMFORT.

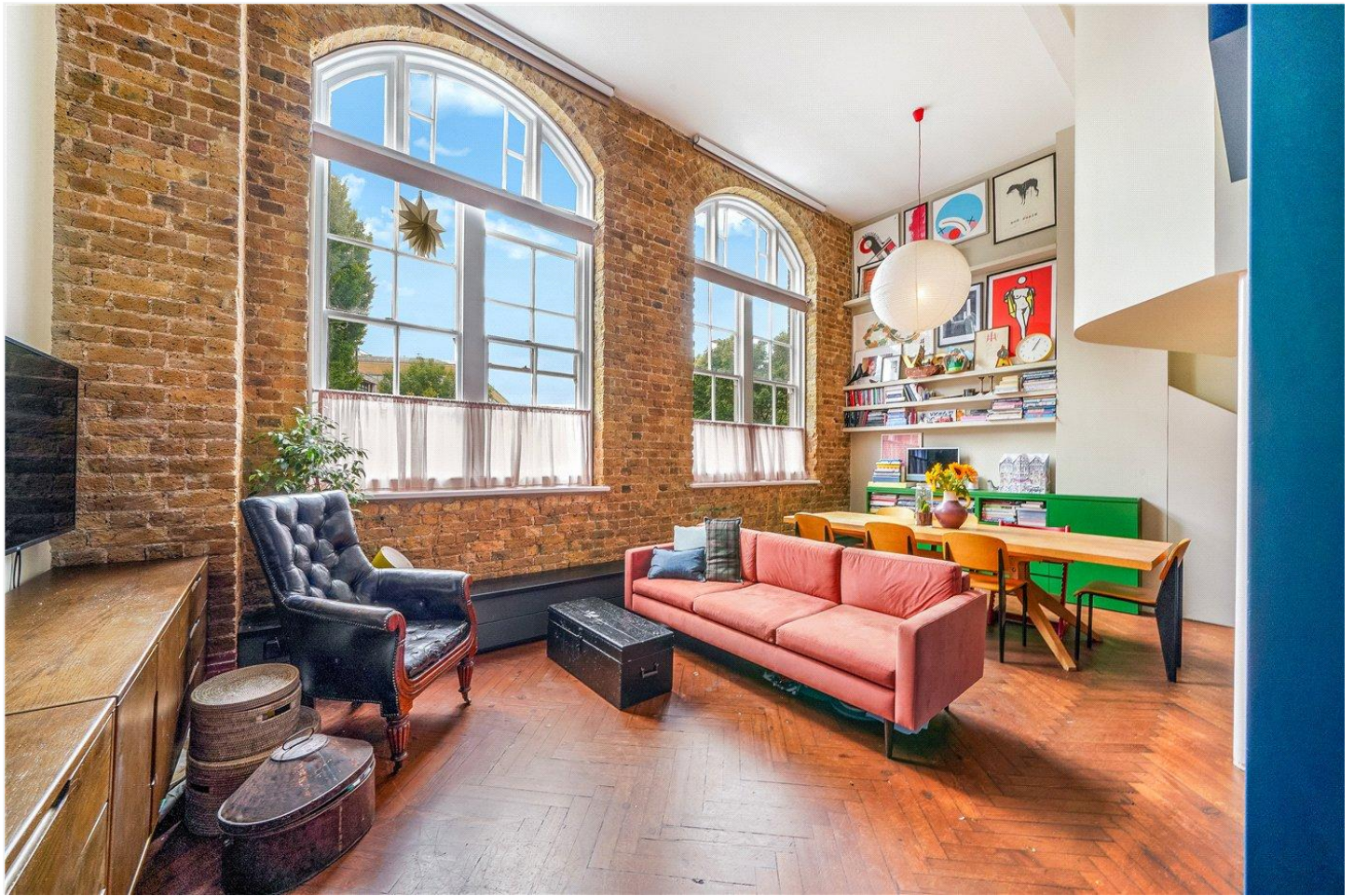
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## DESCRIPTION:

Elegant and stylish, this immaculately presented period apartment boasts two bedroom areas. This charming maisonette offers a perfect blend of classic features and modern convenience. The property has been tastefully converted, showcasing high ceilings, large sash windows and a stylish interior. The spacious living area provides a comfortable space for relaxation and entertainment, while the well-appointed kitchen is ideal for creating culinary delights. Both bedroom areas are generously sized and one has an en suite shower room. Additionally, the property benefits from a modern bathroom with contemporary fixtures. Conveniently located close to local amenities, transport links, and green spaces, this property presents a fantastic opportunity for those seeking a characterful home in a desirable area and comes complete with an allocated parking space. Book a viewing today to appreciate the charm and elegance of this period apartment.

## MATERIAL INFORMATION:

**Tenure:** 999 year lease from 24th June 1996 with SHARE OF FREEHOLD.

**Service Charges:** Our client informs us that the current annual service charge is £5,837.97. This pays for a variety of items including hot water and heating, building insurance, lift-maintenance, weekday morning caretaker, management fees etc.

**Council Tax:** Islington Council BAND E (£2,458.89 for 2025/26).

**Parking:** Allocated parking space.

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

**Broadband and Data Coverage:** According to Ofcom, Superfast Broadband services are available (Openreach & Virgin Media) with a good level of mobile phone coverage.

**Construction Type:** Brick and slate

**Heating:** Communal heating and hot water.

**Flood and Erosion:** Very low.

**Property Accessibility and Adaptations:** Suitable for wheelchair users.

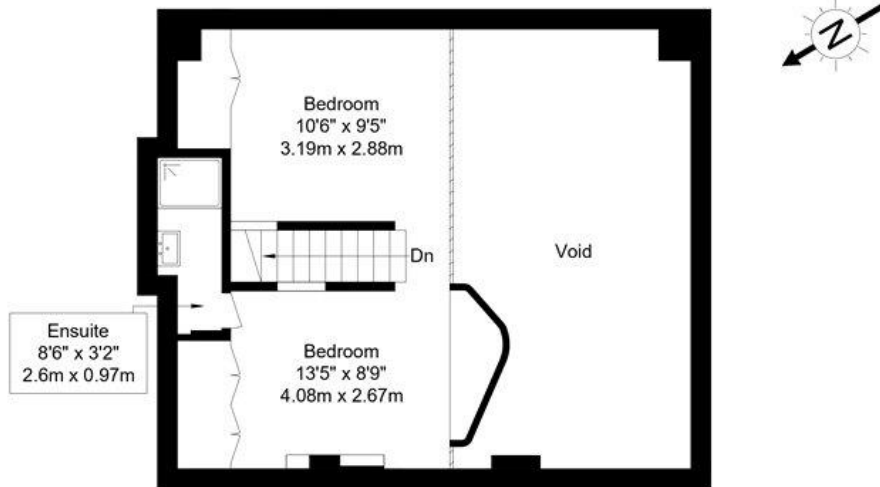
**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder (there are however many pets in the building). To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.



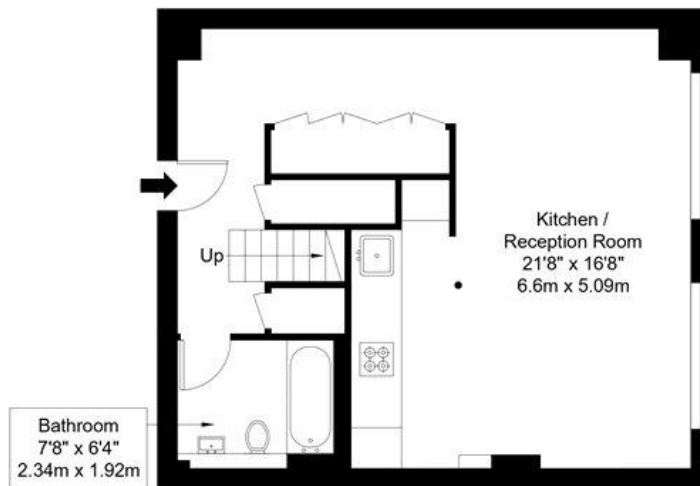


# Highgate Hill, N19 5NS

Approx Gross Internal Area = 102.1 sq m / 1099 sq ft



First Floor



Ground 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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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