



**HIGHGATE HIGH STREET, HIGHGATE VILLAGE N6  
OFFERS IN EXCESS OF £700,000 LEASEHOLD**

**A CHARMING 2-BEDROOM UPPER FLOOR FLAT IN A PERIOD BUILDING. BRIGHT AND AIRY WITH ROOF TERRACE, THIS PROPERTY OFFERS MODERN LIVING IN A CLASSIC SETTING. CLOSE TO AMENITIES AND TRANSPORT LINKS. IDEAL FOR PROFESSIONALS OR A SMALL FAMILY. VIEWING HIGHLY RECOMMENDED.**

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## DESCRIPTION:

Located in the heart of Highgate Village, this charming and bright two-bedroom apartment on the first and second floor offers a perfect blend of modern convenience and period features. Situated in a converted building, this upper floor apartment boasts a roof terrace, providing the ideal space for outdoor relaxation and entertaining. The property features spacious rooms with large windows that flood the space with natural light, creating a warm and inviting atmosphere. With its convenient location and stylish design, this apartment is perfect for those seeking a comfortable and contemporary living experience. Don't miss the opportunity to make this unique property your new home. The property is located in the heart of Highgate Village with the varied shops and eateries of Highgate High Street at the doorstep.

## MATERIAL INFORMATION:

**Tenure:** 150 year lease from 10th June 2000.

**Service Charges and Ground Rent:** £300.00 per annum for building insurance. The annual Ground Rent is £100.00.

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

**Parking:** Residents parking by permit.

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

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

**Construction Type:** Brick and slate.

**Heating:** Gas central heating.

**Flood and Erosion:** Very low risk.

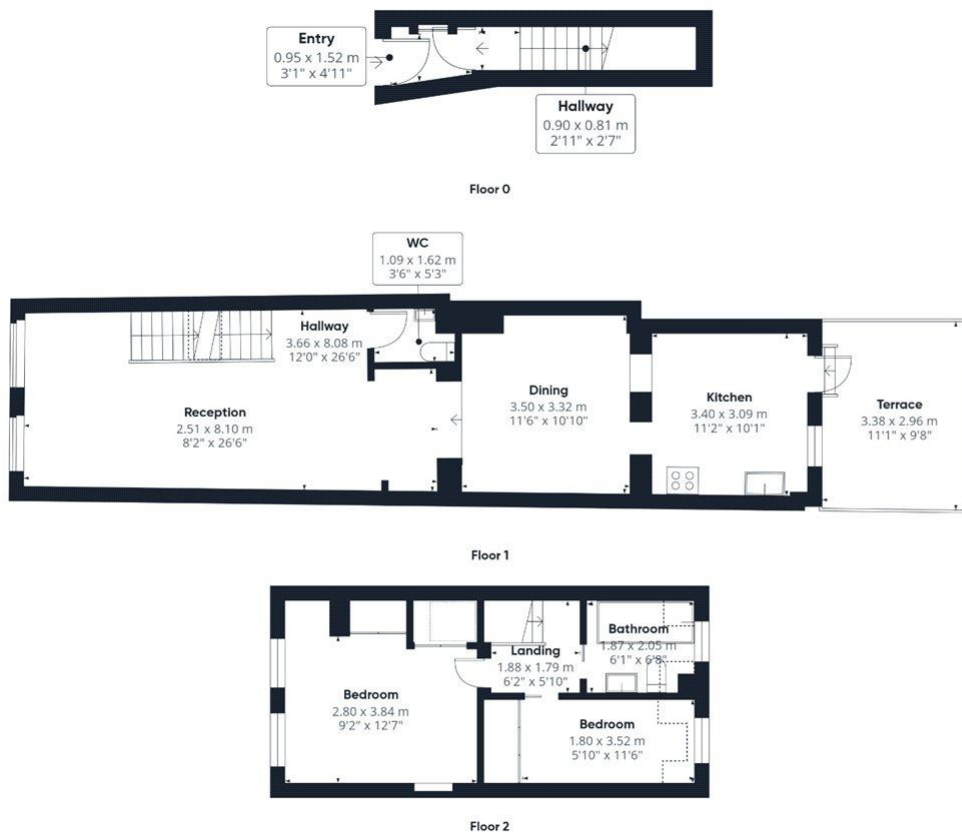
**Planning Permission and Proposals for Development:** Being an historic building, the front elevation of the building is Listed.

**Property Accessibility and Adaptations:** Not suitable for wheelchair users.

**Notable Lease Covenants & Restrictions:** TBA







Approximate total area<sup>(1)</sup>  
85.7 m<sup>2</sup>  
922 ft<sup>2</sup>

Balconies and terraces  
10 m<sup>2</sup>  
108 ft<sup>2</sup>

Reduced headroom  
1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		
55-68	D	67 D	63 D
39-54	E		
21-38	F		
1-20	G		

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