



PRIORY GARDENS N6
£1,400,000 FREEHOLD

A TERRACED THREE BEDROOM HOUSE IN A VERY POPULAR ROAD, WITH OFF-STREET PARKING AND A SUBSTANTIAL REAR GARDEN THAT BACKS ONTO QUEENS WOOD.

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

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DESCRIPTION:

Although decoratively dated, the property can be occupied straight away and has huge potential for improvement and expansion with several neighbouring properties having added loft extensions and rear extension too. Priory Gardens is a cul-de-sac and is located off Shepherds Hill. It is quietly positioned for easy access to a variety of amenities including Highgate Tube Station which is within a minute's walk, bus services into the City and West End, local shops and the open spaces of Queens Wood and Highgate Wood.

MATERIAL INFORMATION:

Tenure: Freehold

Service Charges: None

Council Tax: Haringey Council BAND F (£3,189.25 for 2025/26).

Parking: Off-Street Parking.

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 varied level of mobile phone coverage pending your service provider.

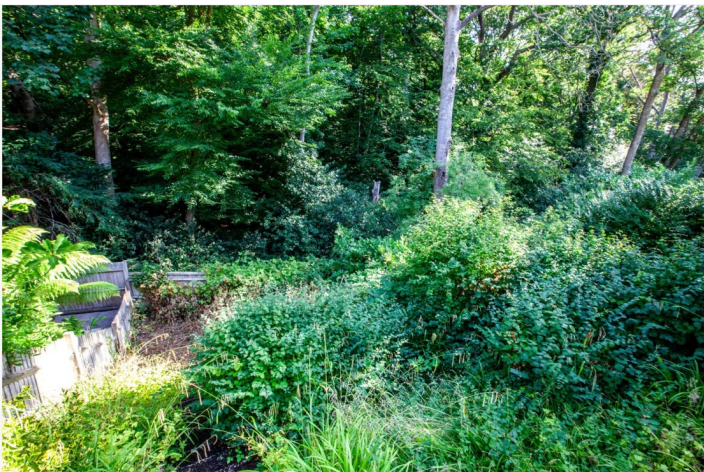
Construction Type: Brick and tile

Heating: Gas Central Heating.

Flood and Erosion: According to the Government's Long Term Risk Forecast, there is a high chance of surface water flooding and very low/unlikely chance of other types of flooding.

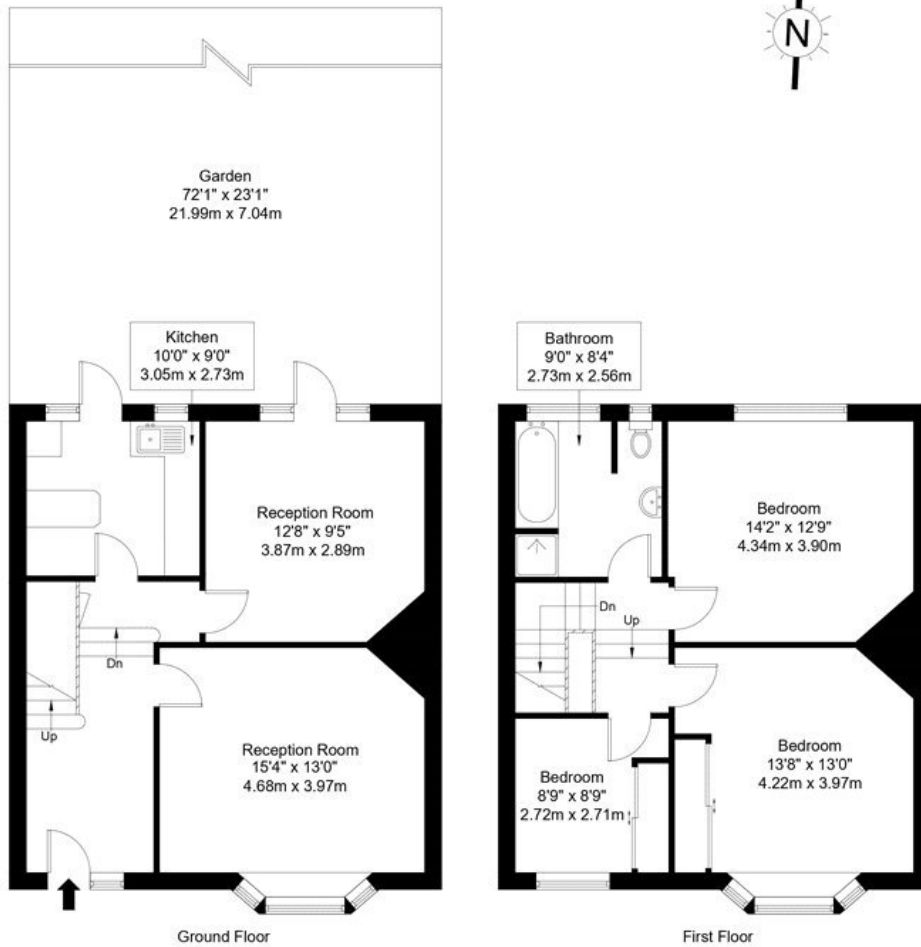
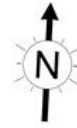
Planning Permission and Proposals for Development: None known.

Property Accessibility and Adaptations: Suitable for wheelchair users.



Priory Gardens, N6 5QS

Approx Gross Internal Area = 112.06 sq m / 1206 sq ft



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

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