



HAMPSTEAD LANE N6
£795,000 LEASEHOLD

THIS CHARMING UPPER GROUND FLOOR CONVERTED 2-BEDROOM PROPERTY BOASTS A PRIVATE GARDEN, FITTED KITCHEN, AND SPACIOUS LIVING ROOM. LOCATED IN A SOUGHT-AFTER AREA, CLOSE TO AMENITIES AND TRANSPORT LINKS.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Located in the heart of Highgate, this charming period raised ground floor apartment offers a perfect blend of classic elegance and modern convenience. Boasting two bedrooms, a bright and airy living room, and a fitted kitchen, this property is perfect for those seeking a comfortable and stylish living space. The apartment also benefits from a private, south facing garden, providing a peaceful outdoor retreat. With excellent transport links and a wealth of amenities on the doorstep, this property offers the best of both worlds – a tranquil oasis in a vibrant and bustling neighbourhood.

Don't miss the opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience the charm and convenience of living in this desirable Highgate location.

LOCATION:

The property is located close to the entrance to Bishopswood Road, within a short walk of Highgate School, Hampstead Heath and Highgate Village. It is also just a few minutes' walk from the shops and dining choices of Highgate High Street.

MATERIAL INFORMATION:

Tenure: 125 years from 29th September 1999.

Ground Rent: £450.00 per annum

Service Charges: £240.00 per annum.

Council Tax: Camden Council BAND E (£2,574.44 for 2025/26).

Parking: On-Street parking by permit.

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

Broadband and Data Coverage: 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 slate

Heating: Gas Central Heating.

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. No animal or bird shall be kept in the flat without the consent in writing of the Freeholder. The floors of the flat (apart from the kitchen and bathroom) shall be completely covered with fitted carpets and suitable underfelt or other materials acceptable to the Freeholder except when the same shall be removed for cleaning, repairing, or redecorating the flat or for some other temporary purpose.



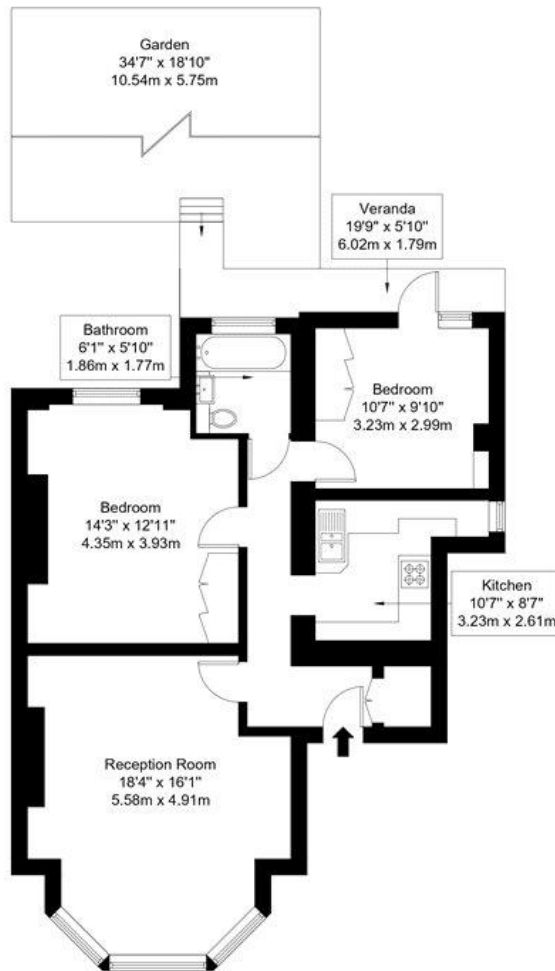
Hampstead Lane, N6 4RT

Approx Gross Internal Area = 72.8 sq m / 784 sq ft

Garden = 62.2 sq m / 670 sq ft

Veranda = 5.9 sq m / 64 sq ft

Total = 140.9 sq m / 1518 sq ft



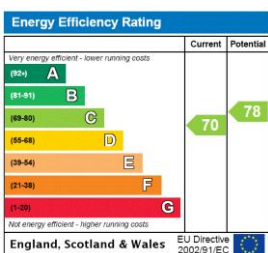
First Floor

Ref :

Copyright **BLEU PLAN**

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.
Copyright © BleuPlan

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.



Winkworth

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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.