



A very bright and spacious two bedroom duplex apartment located on Highgate High Street.

Highgate High Street, Highgate, London, N6

£775,000 Leasehold (169 years remaining)

savills

Own front door • Large reception room • Great condition throughout • Fantastic location

Local Information

The property is located on Highgate High Street where there are a plethora of excellent local shops, bars and restaurants. This charming and thriving High Street is within easy reach of Hampstead Heath, and Waterlow Park is situated virtually opposite the property. Transport links are widely available with plentiful bus routes and underground services at Archway (Northern Line)

About this property

Accessed from the rear of the building, this well-proportioned apartment has great open-plan living over the upper two floors. The reception room overlooks the southerly part of the High Street and the large windows (which have been recently replaced) bathe the flat in natural light. There are two bedrooms on the upper floor with a large principal suite and family bathroom.

Tenure

Leasehold (169 years remaining)

Local Authority

London Borough Of Haringey

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.

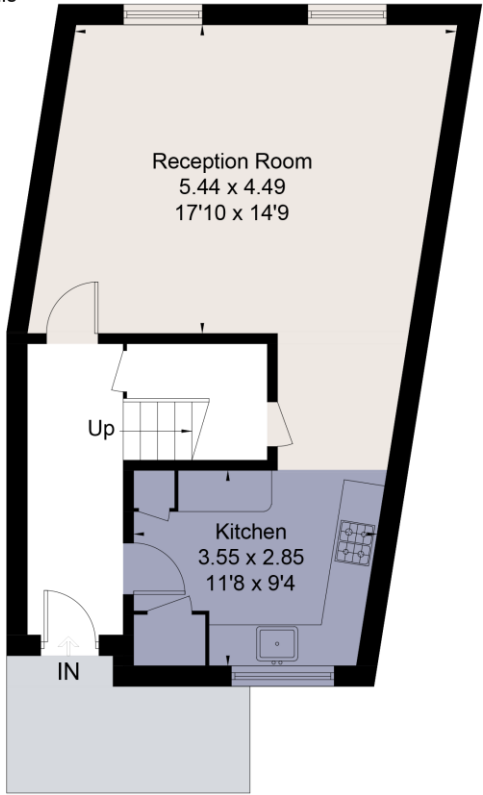




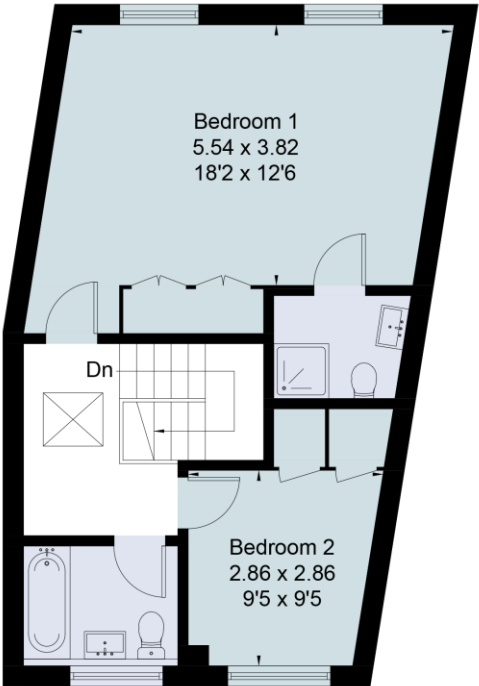
Highgate High Street, Highgate, London, N6
Gross Internal Area 1077 sq ft, 100.1 m²

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Approximate Area = 100.1 sq m / 1077 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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