



Castles

ASKING PRICE

£625,000

Shepherds Hill

London, N6 5RL

Castles

## PROPERTY SUMMARY

Set on the ground floor of this attractive purpose-built block is this stunning two-bedroom ground floor flat. Extensively improved by the current owners and sitting equidistant to Crouch End's vibrant Broadway with its array of shops and eateries and Highgate tube station providing an efficient commute to the city.

Further comprising separate kitchen, designated dining area, modern three-piece bathroom suite and generous reception leading onto private rear balcony.

Further benefitting from own external storage, non-allocated parking and beautifully maintained, communal rear gardens.

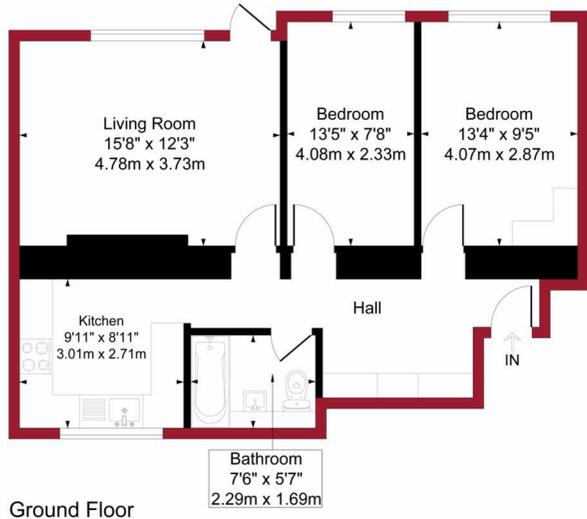
Lease: 978 years remaining (999 years from 01/01/2005)

Current Service/Maintenance Charge: £421.00 per quarter

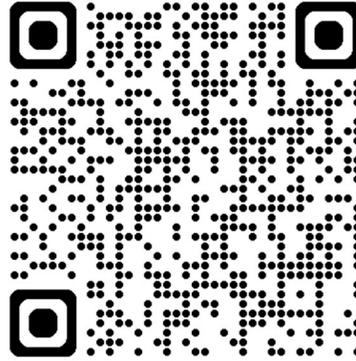
Ground Rent: Not applicable







For a guide to the area please scan this code for more information



Flat - Ground Floor  
 Share of Freehold  
**Council:** Haringey  
**Council Tax Band:** D



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

12 Topsfield Parade  
 Crouch End  
 London  
 N8 8PR

**OFFICE DETAILS**

020 8348 5515  
 crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-9101	A		
91-81	B		
80-40	C		78
65-48	D	63	
54-34	E		
41-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	