



Stanhope House, Shepherds Hill, N6

£1,250,000

Leasehold

Castles

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A rare opportunity to acquire this spacious, two-double bedroom, ground floor, purpose-built apartment with a substantial private, southerly-facing rear terrace. Set within a well maintained and desired development, occupying the corner with Stanhope Road.

Further comprising, reception/diner, kitchen, en-suite and family bathroom, own parking space and ample storage. Equidistantly positioned between Crouch End Broadway with its array of amenities and Highgate underground station.

Offered with no onward chain.

An early viewing is highly recommended.

*Lease: 90 years currently
- Statutory extension (90+ years) in process
Current Service/Maintenance Charge:
Reserve Fund £388.80, Insurance £421.20,
Service Charge: £1507.28 January – June 2024
Ground Rent: £325.00 per annum*

*Local Authority: Haringey
Council Tax band: G*

*EPC Rating: C
Current: 74/C Potential: 79/C*

£1,250,000

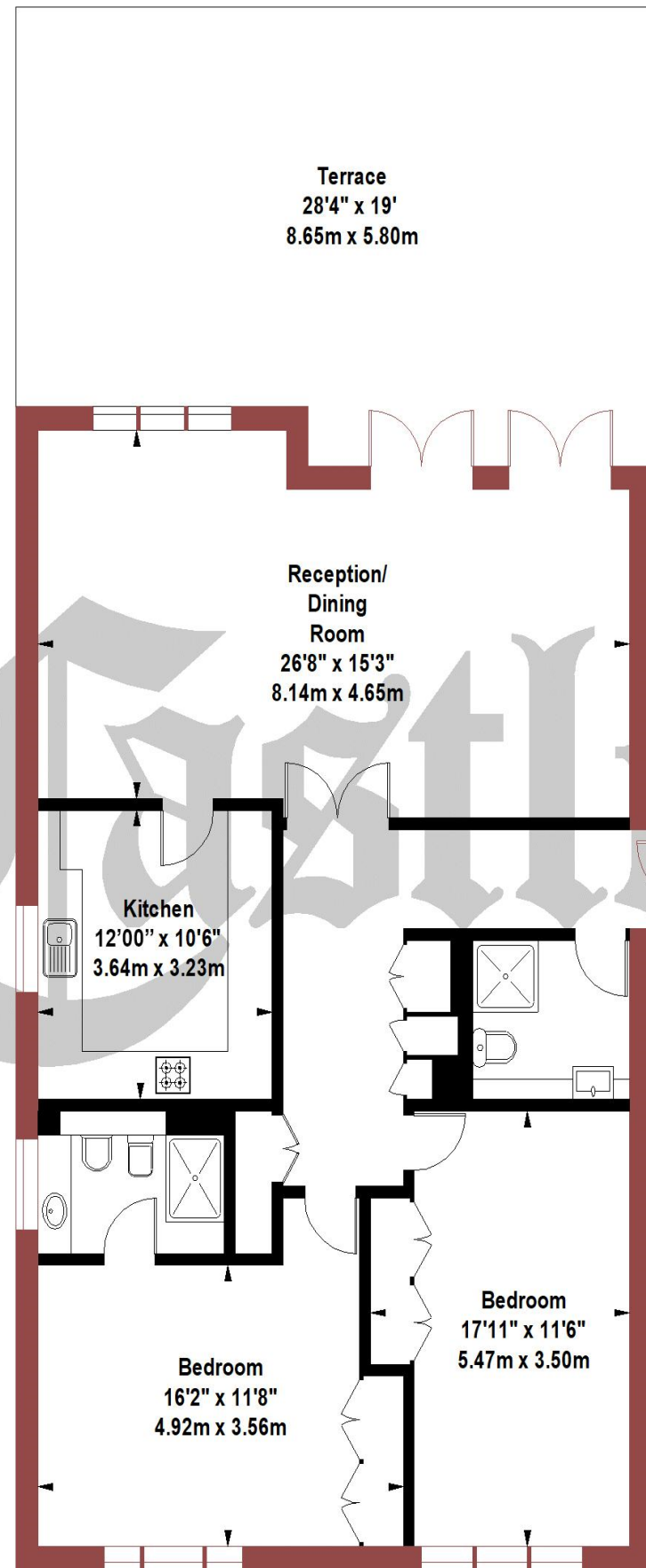
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020 8348 5515
crouchend@castles.london



Approx. Gross Internal Area = 113.96 sq m / 1225 sq ft



Ground Floor

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

An Overview of Highgate

Highgate is divided between three London boroughs: Haringey in the north, Camden in the south and west, and Islington in the south and east. The postal district for Highgate is N6. It is one of the more expensive suburbs to live in and has an active conservation society, The Highgate Society, to protect its character.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters from Queen Elizabeth I in 1565. Highgate is noteworthy for its Cemetery and Georgian architecture. It is also the location of Berthold Lubetkin's two Highpoint apartment buildings.

EDUCATION

Many families come to Highgate to be close to the private schools, including the coeducational Highgate School and Channing School for girls. In the state sector options include boys' secondary school St Aloysius' College. State primary schools include St Michael's C of E Voluntary Aided Primary School and Highgate Primary School.

GREEN SPACES

Highgate not only has broad swathes of its own woodland, but it is also within walking distance of some of London's most stunning landscapes. Locals take their pick of Hampstead Heath, Queen's Wood, Waterlow Park or Highgate Wood, and everyone will have their own favourite outdoor spot. For picturesque walks, the 70 acres of ancient woodland in Highgate Wood is a must. Music enthusiasts might like to stroll past Kenwood House on Hampstead Heath in the hopes of overhearing rehearsals for the summer concerts. Families often stop off at Waterlow Park, a friendly neighbourhood space given to the public by Sir Sidney Waterlow as a 'garden for the gardenless' in 1889.

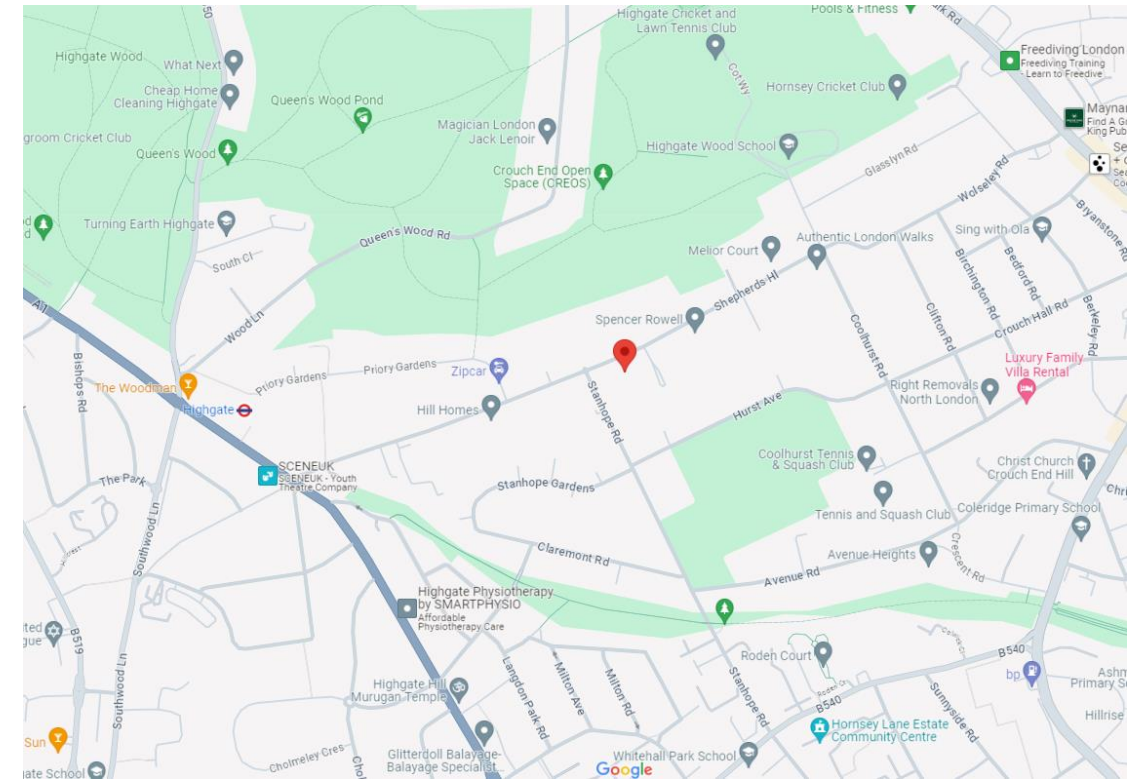
TRANSPORT

Underground services from Highgate station in Zone 3 take just 20 minutes to Bank. Some locals choose to walk to nearby Archway as it is in Zone 2, one stop south of Highgate on the Northern line.

Buses: Local bus routes include numbers 143 (to Brent Cross), 210 (to Finsbury Park), and the 603 (to Muswell Hill). Both buses 214 and 217 (to Moorgate) operate 24 hour services.

Cycle: The City is only about half an hour's ride away, although it might take longer on the uphill journey back home.

Road: Highgate is on the A1, which connects with Islington in the south and the M1 in the north.



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12 Topsfield Parade, Crouch End
 London N8 8PR
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 www.castles.london

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