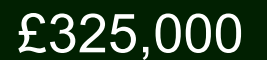




Great North Road, Highgate, N6

 1 Bedroom  1 Bathroom  1 Reception



The Property Ombudsman

£325,000



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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# Great North Road, Highgate, N6

£325,000

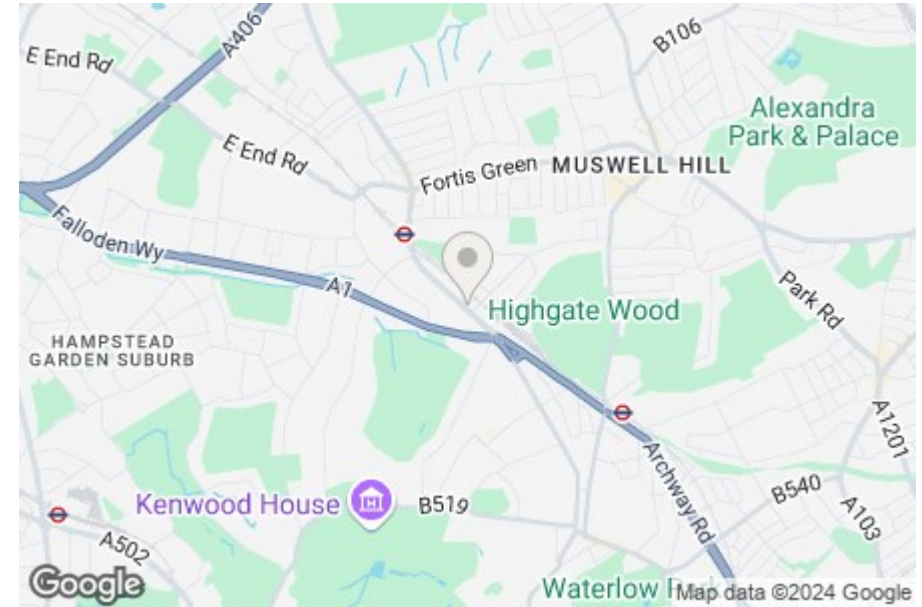
1 Bedrooms 1 Bathrooms 1 Receptions

## Key Features

- One Bedroom Conversion Apartment
- Unmodernised
- Approx. 14ft Reception/Kitchen
- Off Street Parking
- Double Glazing
- Wooden Flooring

## Other Information

Tenure: Share of Freehold  
Length of Lease: 999 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: C



## Nearest Stations

East Finchley Station 0.4 miles  
Highgate Station 0.6 miles  
Archway Station 1.5 miles

## Property Description

Situated just a short walk from Highgate Wood, East Finchley Tube Station, and local amenities, this unmodernised one-bedroom conversion apartment occupies the top floor (second floor) of a beautiful period building. The property offers a bright reception room with an open-plan kitchen, along with a four-piece bathroom. Additional benefits include a Share of Freehold, off-street parking, double-glazed windows, and wooden flooring throughout. An internal viewing through the vendor's sole agents, Adam Hayes Estate Agents, is highly recommended to fully appreciate the property's size, location, and potential.

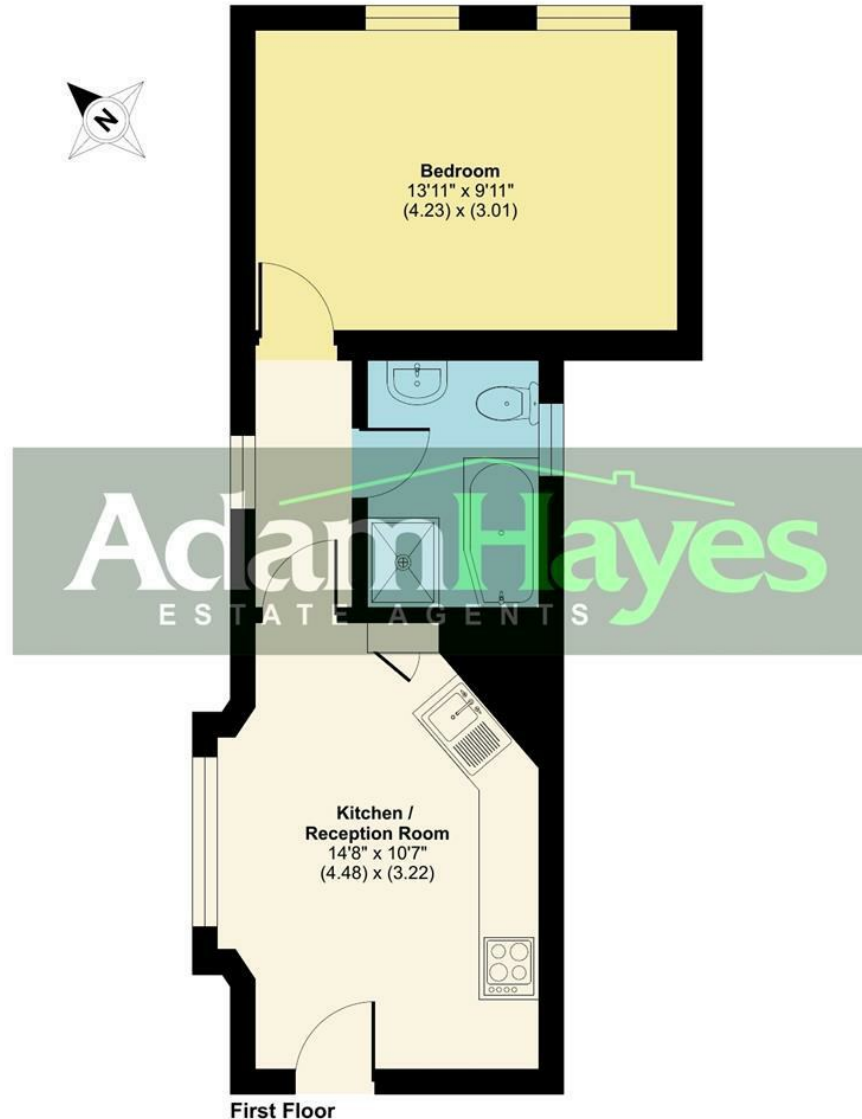
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	68	75
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 373 sq ft / 34.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1196942.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.