



A stunning two-bedroom, share of freehold duplex property located in Highgate, within easy reach of local transport links and amenities.

**Offers Over £450,000** 2 bedroom flat for sale

**UNDER OFFER**



**STELFORT**



The property comprises a spacious living room, a semi-separate eat-in kitchen, a double bedroom with built-in wardrobes, a further smaller bedroom, and a modern three-piece bathroom.

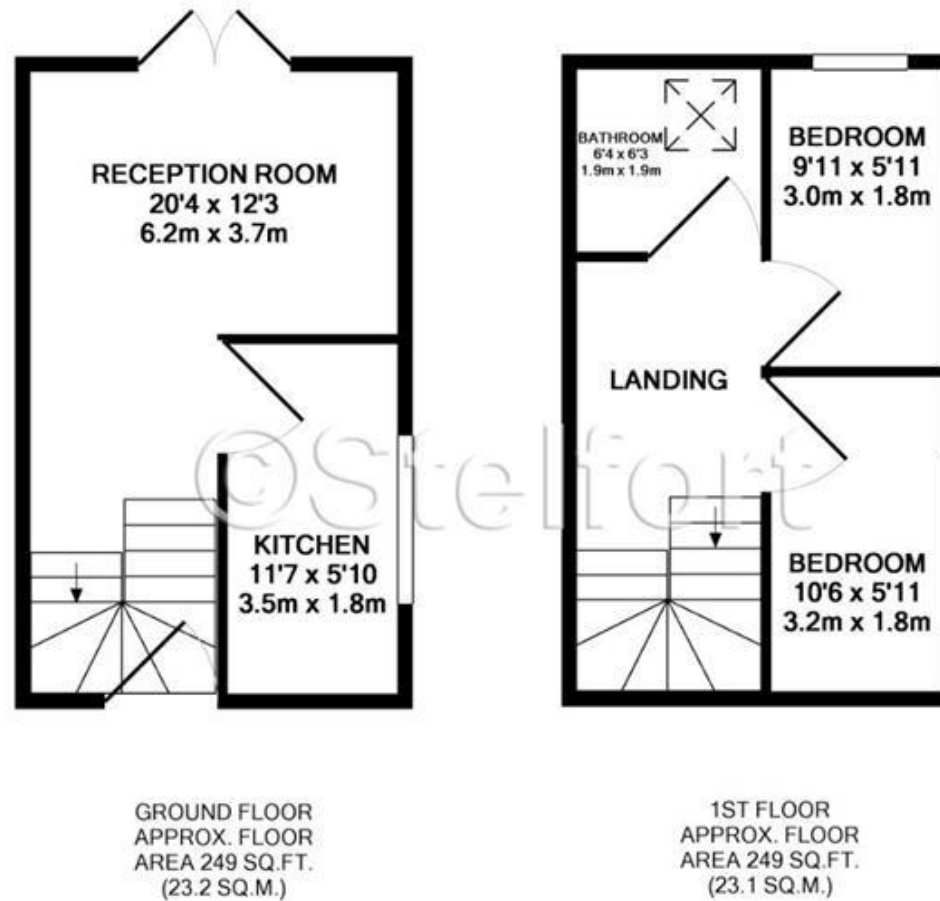
Additional benefits include gas central heating, double glazing, hardwood flooring and high ceilings.

Ideally located in the heart of Highgate, the property is within easy reach of Highgate Village, Highgate Wood, and Highgate Underground Station.

- Share of freehold and no upper chain
- Two bedroom duplex flat
- Within easy access to Highgate Village
- Moments away from tube and local amenities







**TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                                                                                                                                                         |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Very energy efficient - lower running costs                                                                                                                                      | Current Potential |
| 92-100 <b>A</b>                                                                                                                                                                  |                   |
| 81-91 <b>B</b>                                                                                                                                                                   |                   |
| 69-80 <b>C</b>                                                                                                                                                                   |                   |
| 55-68 <b>D</b>                                                                                                                                                                   | 66                |
| 39-54 <b>E</b>                                                                                                                                                                   |                   |
| 21-38 <b>F</b>                                                                                                                                                                   |                   |
| 1-10 <b>G</b>                                                                                                                                                                    |                   |
| Not energy efficient - higher running costs                                                                                                                                      | 77                |
| England & Wales EU Directive 2002/91/EC                                                                                                                                          |                   |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |                   |

Viewing by appointment only

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