



Fitzroy Court, Shepherds Hill N6

£685,000 *Share of Freehold*



A superb, chain-free two bedroom apartment with private balcony and far-reaching views occupying a fourth-floor position at the rear of this lift-serviced 1960's built block.

KEY FEATURES

- 2 Bedrooms
- Reception Room & Balcony with Far-Reaching Views
- Kitchen
- Bathroom
- Garage
- Store Room



Highgate

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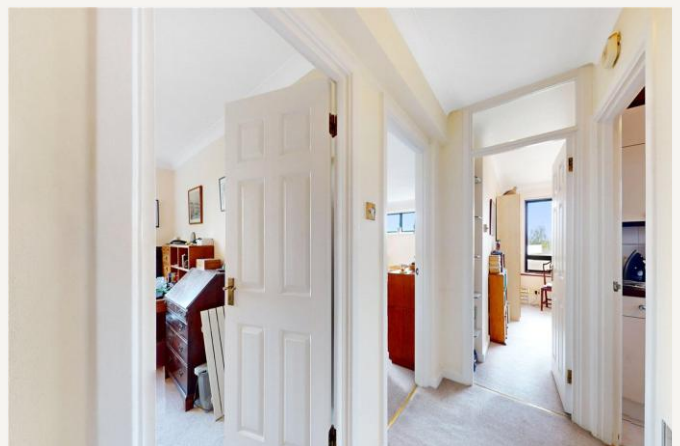
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The property comprises 821 sq. ft. accommodation and of particular interest is its dual aspect orientation which enables extraordinary, far reaching rear views toward Muswell Hill and Alexandra Palace as well an eastwards view toward Epping.

The property comes complete with a private garage and a store room located in the basement area of the building.

Fitzroy Court is located on Shepherds Hill. The tube station at Highgate and the grounds of Queens Wood are each within two thirds of a mile's distance.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	80 C

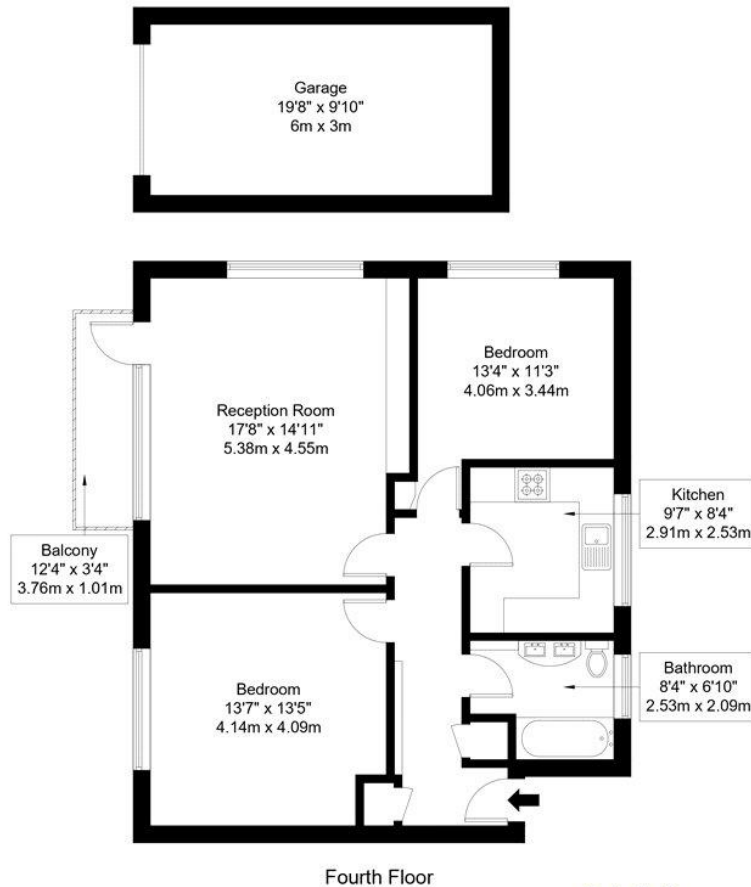
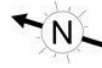
Fitzroy Court, N6 5RD

Approx Gross Internal Area = 76.3 sq m / 821 sq ft

Balcony = 3.3 sq m / 36 sq ft

Garage = 18 sq m / 194 sq ft

Total = 97.6 sq m / 1051 sq ft



Ref :

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PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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MATERIAL INFORMATION:

Tenure: 999 year lease from 29th September 1989 with SHARE OF FREEHOLD. Peppercorn Ground Rent.

Service Charges: £3,548 per annum plus £200.00 toward Reserve Fund. This pays for building insurance, cleaning and lighting of communal parts, garden maintenance, managing agents fees etc. Building managed by Hamilton Chase.

Council Tax Band: Haringey Council BAND E (£2,827.96 for 2026/27).

Parking: Garage & Residents parking.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: According to Ofcom, Superfast Broadband services are available (Openreach and Virgin Media) with good coverage of 5G data coverage for mobile phones pending your service provider.

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Notable Lease Covenants or Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the bedrooms suitably carpeted.

<https://www.winkworth.co.uk/sale/property/HGT260028>

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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