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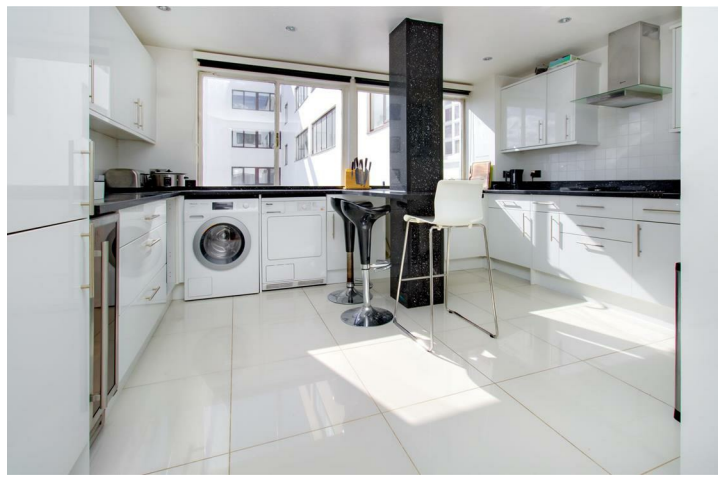
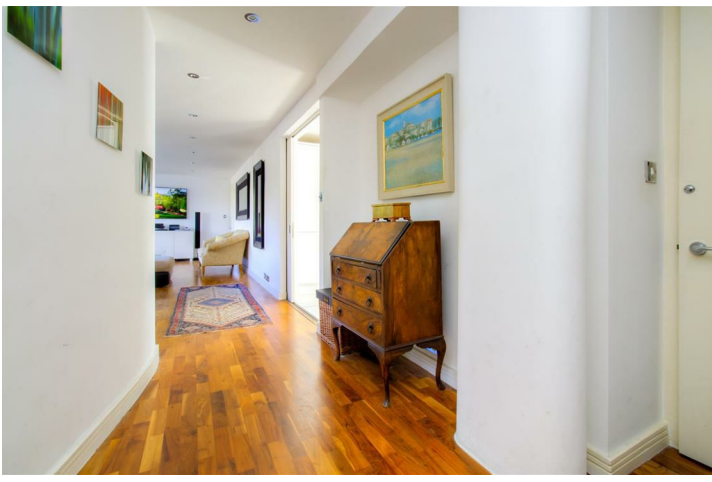


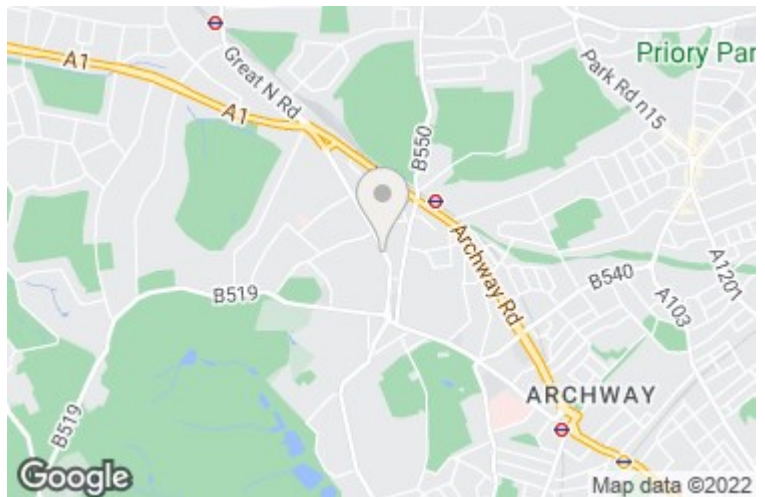
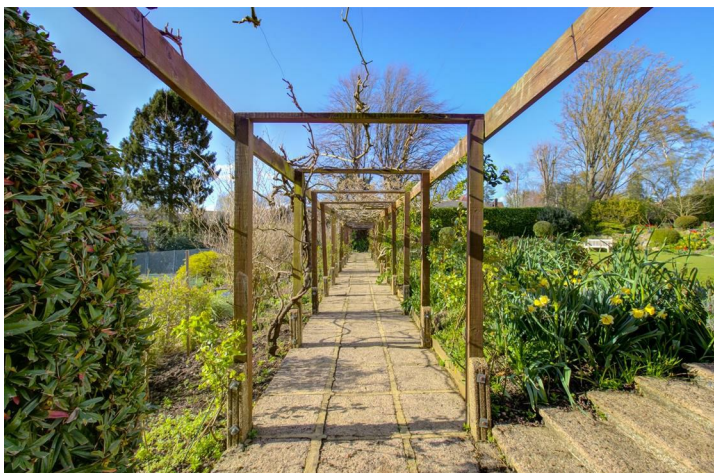
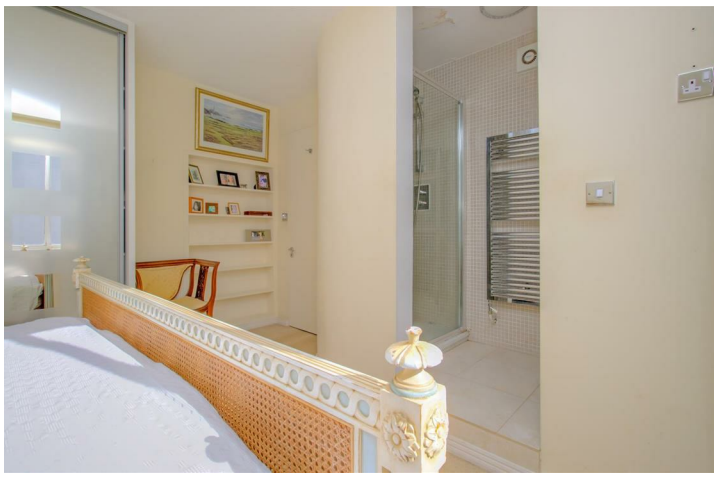
## **North Hill, Highgate, N6 4BA**

**£1,295,000**

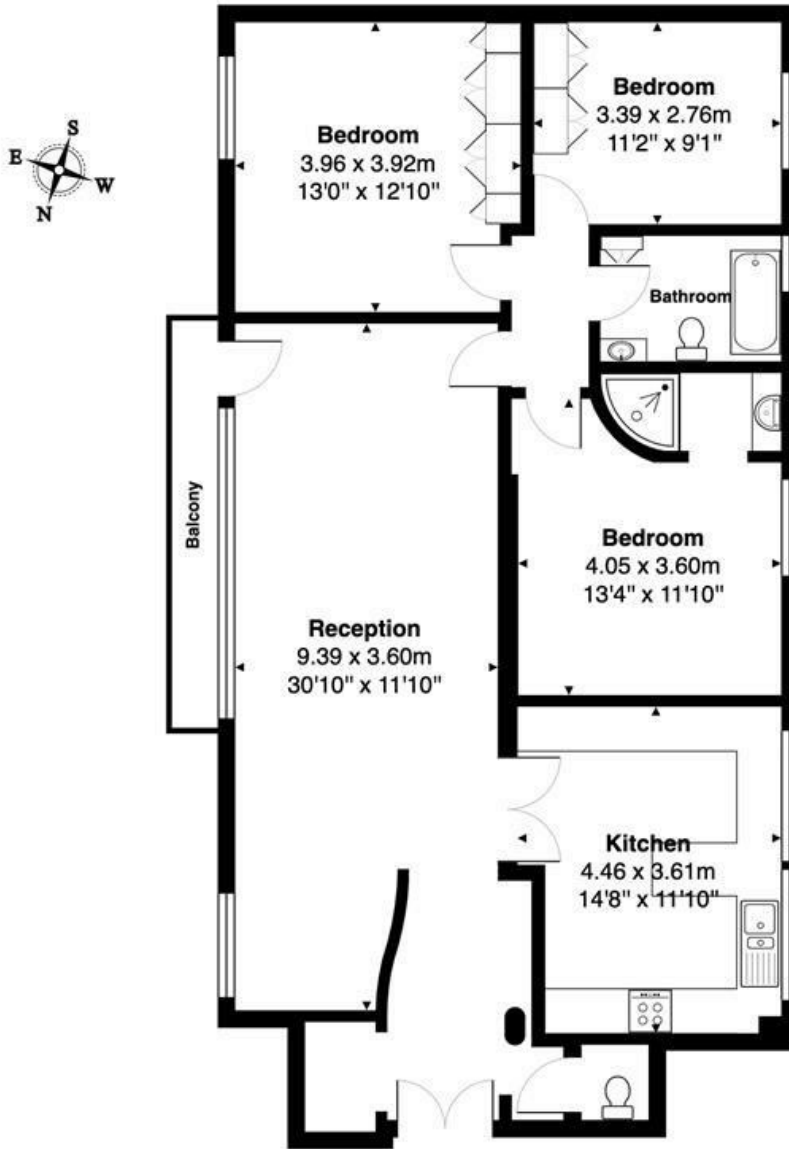
A rare opportunity to purchase a 3 Bedroom flat in this Iconic 1930's Grade I listed block. The spacious, well planned accommodation is both light and airy and enjoys fabulous views. Situated just a short stroll from Highgate Village and the Heath, the block features magnificent, beautifully landscaped gardens with tennis courts a swimming pool. The flat also benefits from easy access to a large communal roof terrace with commanding, panoramic views over London and beyond.

\* Principal Bedroom \* En Suite Shower \* 2 Further Bedrooms \* Bathroom \* Large Reception Room \* Kitchen/ Breakfast Room \* Guest WC \* Balcony \* Large Communal Gardens \* Communal Roof Terrace \* Porter \* Lift \* 2 Tennis Courts \* Outdoor Heated Swimming Pool \* Council Tax Band G \*





High Point, North Hill, LONDON, N6 4BA



5th Floor

Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	