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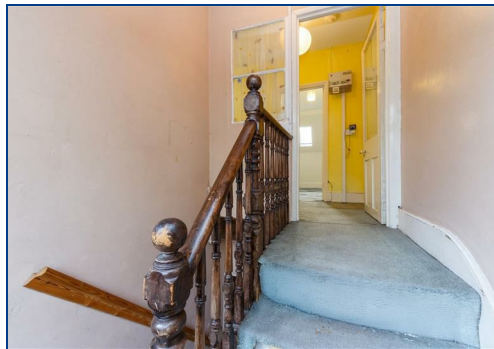
**Day Morris Estate Agents**

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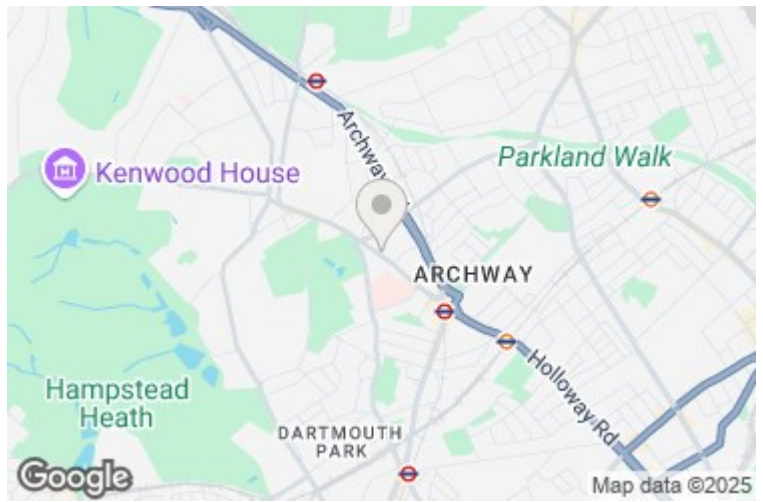
## Highgate Hill, London, N19 5NQ

**£350,000**

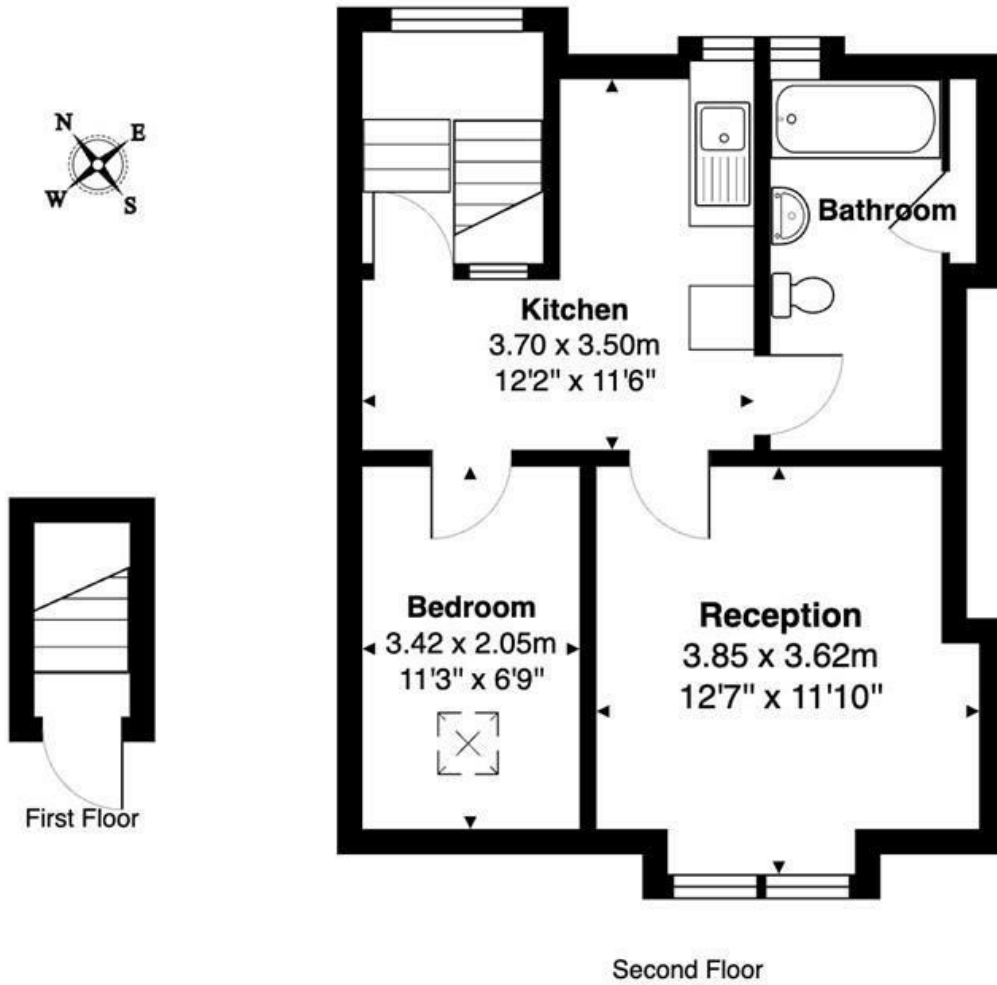
A second (top) floor converted flat in this imposing Victorian terraced house, The property, which is unmodernised, comprises one bedroom, bathroom, reception room, and kitchen area. This flat presents an excellent opportunity for both first-time buyers and investors alike who are looking to buy in a sought-after area of London. Highgate Hill is situated on the borders of Highgate and Archway, making it an attractive and convenient location. Enjoying easy access to local amenities, including shops, cafes, Waterlow Park and Archway (Northern Line) Underground Station.

\* Bedroom \* Bathroom \* Reception Room \* Kitchen Area \* Council Tax Band D \* EPC D \*





# Highgate Hill, N19 5NQ



Total Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		59	77
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	