



## North Hill, Highgate, N6 4RD

**£425,000**

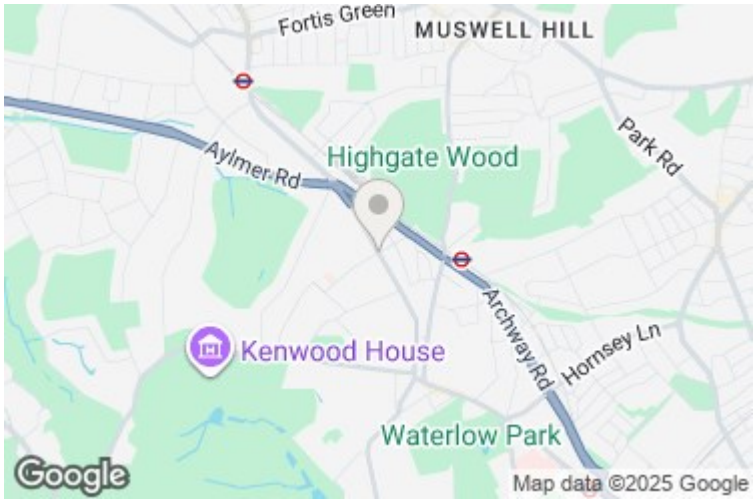
With two double bedrooms, this bright third floor apartment offers a great opportunity, for any aspiring interior designer to make it their own! Requiring modernisation, this well proportioned apartment is located within an attractive art deco block. Perfectly positioned for easy access to Highgate (Northern line) underground station and Highgate Village, the nearby verdant acres of Highgate and Queen's Woods are also just a leisurely stroll away.

\* 2 Double Bedrooms \* Bathroom \* Reception Room \* Kitchen \* Lift \* Communal Garden \* EPC D \* Council Tax Band D \*

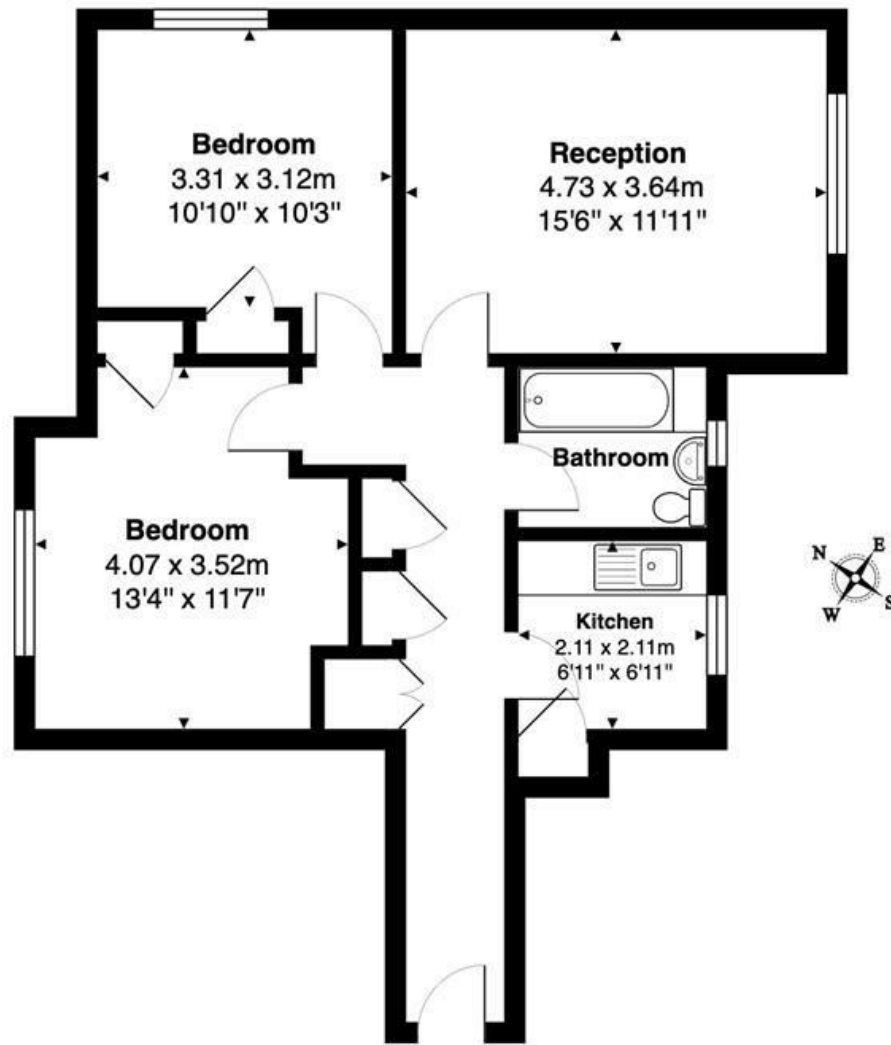








# Highcroft, North Hill, N6 4RD



Third Floor

Total Area: 65.2 m<sup>2</sup> ... 702 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 |         |           |
|                                             | 67      | 80        |
| 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                                         |         |           |