



High Sheldon, Sheldon Avenue, Highgate, N6

Share of Freehold (Chain free)

£750,000

 **litchfields**

44 Highgate High Street, Highgate Village, London, N6 5HX

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Offices also in Hampstead Garden Suburb



Benefitting from superb natural light throughout and splendid views is this spacious sixth floor apartment (with lift) situated in a landmark gated development on a sought-after road in the 'Kenwood' area of Highgate. This stylish and beautifully presented apartment was completely refurbished and upgraded by the current owners in 2023. Featuring a generous triple aspect, L-shaped reception room with sliding doors on to a sunny southwest facing balcony with far reaching views. There are two ample size double bedrooms with built-in storage, a fully integrated kitchen with quartz worktops, family bathroom with a separate shower cubicle and separate guest cloakroom. Further benefits include wooden flooring and underfloor heating, new ceiling insulation throughout, landscaped communal gardens, secure basement storage, underground parking for one car and a day porter/building manager. Well located for fast access to A1/M1, Northern Line tube, Highgate Village, Highgate Golf Club and the delights of the wide-open spaces of Kenwood and Hampstead Heath. Chain Free. EPC-D





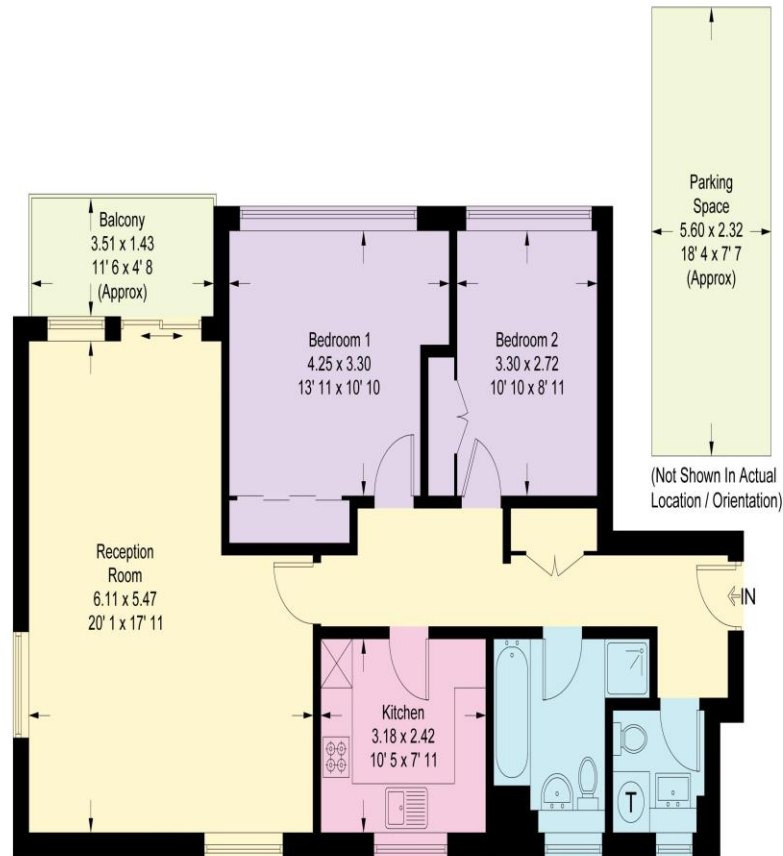
- Immaculately presented 6th floor apartment (with lift)
- Gated modern Purpose-Built block
- Triple aspect reception room with balcony
- 2 double bedrooms with built-in storage
- Fully integrated kitchen with quartz worktops
- Family bathroom with separate shower cubicle
- Guest cloakroom
- Allocated underground parking & off street parking
- Communal Gardens
- Share of Freehold & Chain Free





High Sheldon

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m



Sixth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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