



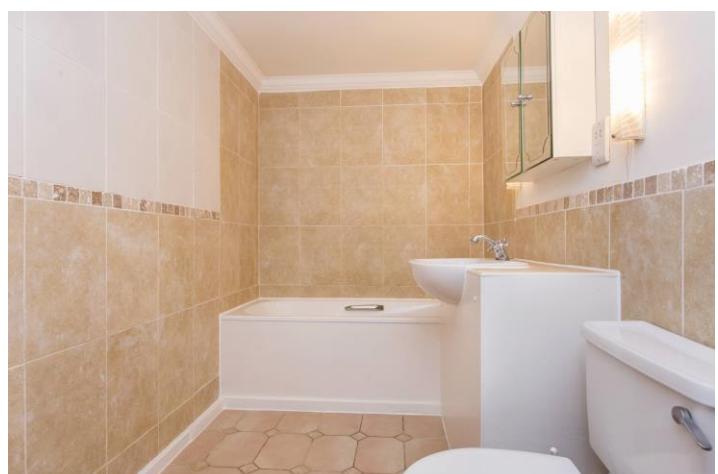
# Shepherds Hill, Highgate, N6

## £1,200,000 Share of Freehold

**litchfields**

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offices also in hampstead garden suburb & crouch end

We are pleased to offer this unusually spacious 3 double bedroom period conversion within a handsome detached period property (c.1902). The entrance level provides a spacious kitchen dining area with guest cloakroom and steps up to a very bright and well-proportioned reception room with original ceiling cornice and direct access to a charming south facing private patio. The lower ground floor offers 3 double bedrooms, the master with en-suite bathroom, ample built-in storage a separate family bathroom and utility room. Further benefits include private side entrance, side access to the patio and a large section of the south facing rear garden (in addition to the patio) and allocated off street parking. The flat is very conveniently located for Highgate tube and Woods and the shops, restaurants and amenities of both Highgate Village and trendy Crouch End Broadway. Offered Chain Free.

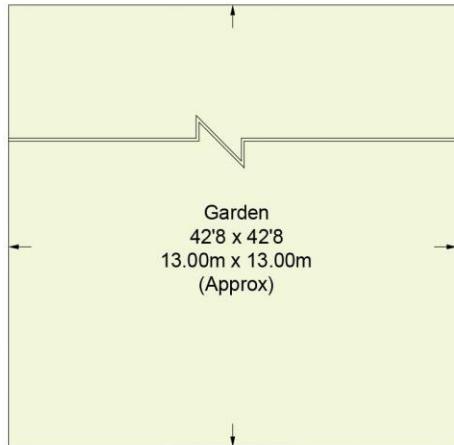


**Spacious Duplex Garden Maisonette  
Raised & Lower Ground Floor  
Reception Room  
Dining Room  
Kitchen  
Utility Room  
Guest Cloakroom  
Master Bedroom with En-suite Bathroom  
2 further Bedrooms  
Family Bathroom  
Large Private South Facing Patio and  
Rear Garden  
Off Street Parking  
Own Entrance**

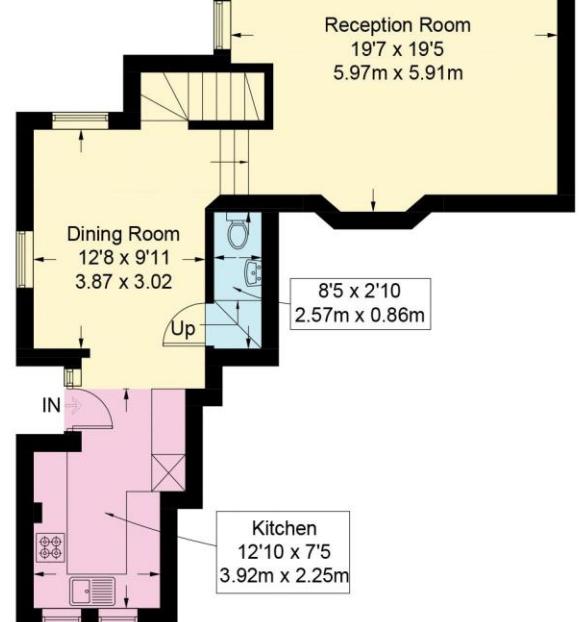
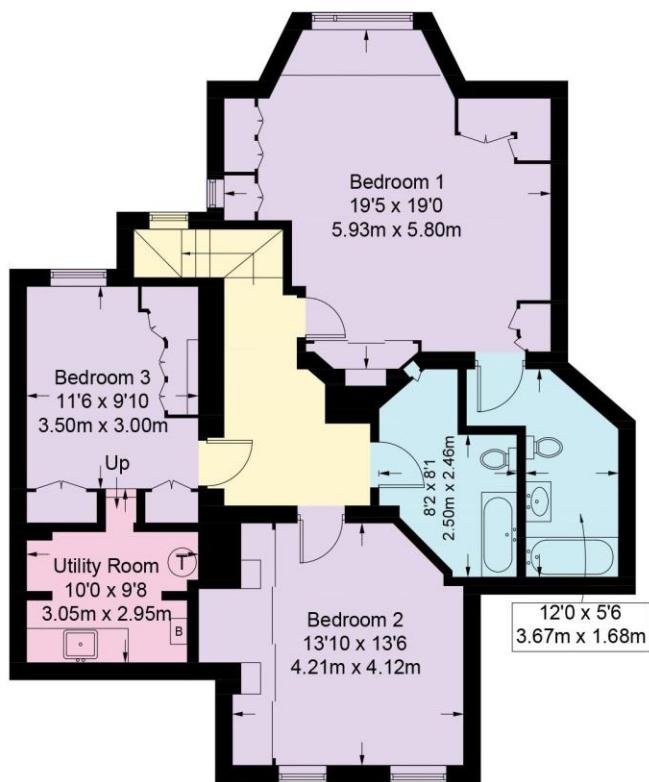
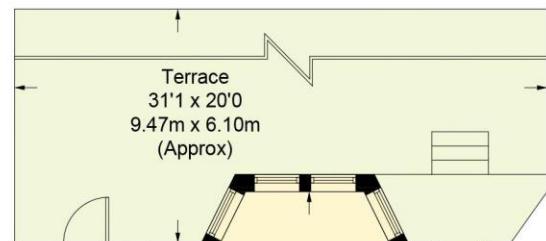


# Shepherds Hill

Approximate Gross Internal Area = 1620 sq ft / 150.5 sq m



**Ground Floor**



**Lower Ground Floor = 1013 sq ft / 94.1 sq m**

**Ground Floor = 607 sq ft / 56.4 sq m**