



## Thornbury Square, Highgate, N6

Guide Price: £795,000

Benham  
& Reeves

# Thornbury Square, Highgate, N6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

This immaculately presented apartment has been extensively updated by the current owners and provides luxurious, generously proportioned accommodation throughout.

Flooded with natural light, this stylish apartment comprises a striking reception room with floor to ceiling double glazed doors leading directly to the south facing balcony, a contemporary fully fitted kitchen, principle bedroom with extensive fitted wardrobes and en suite bathroom, second double bedroom and fully tiled shower room.

Further benefits include use of the residents only heated indoor pool and gymnasium, lift access and allocated underground parking.

Thornbury Square is enviably located for easy access to Highgate underground station (Northern Line) and the eclectic selection of shops, restaurants and bars found along Highgate High Street. There are a number of green spaces close by including Waterlow Park, Highgate Wood, Queens Wood and Parkland Walk which offers a direct picturesque route to Finsbury Park.





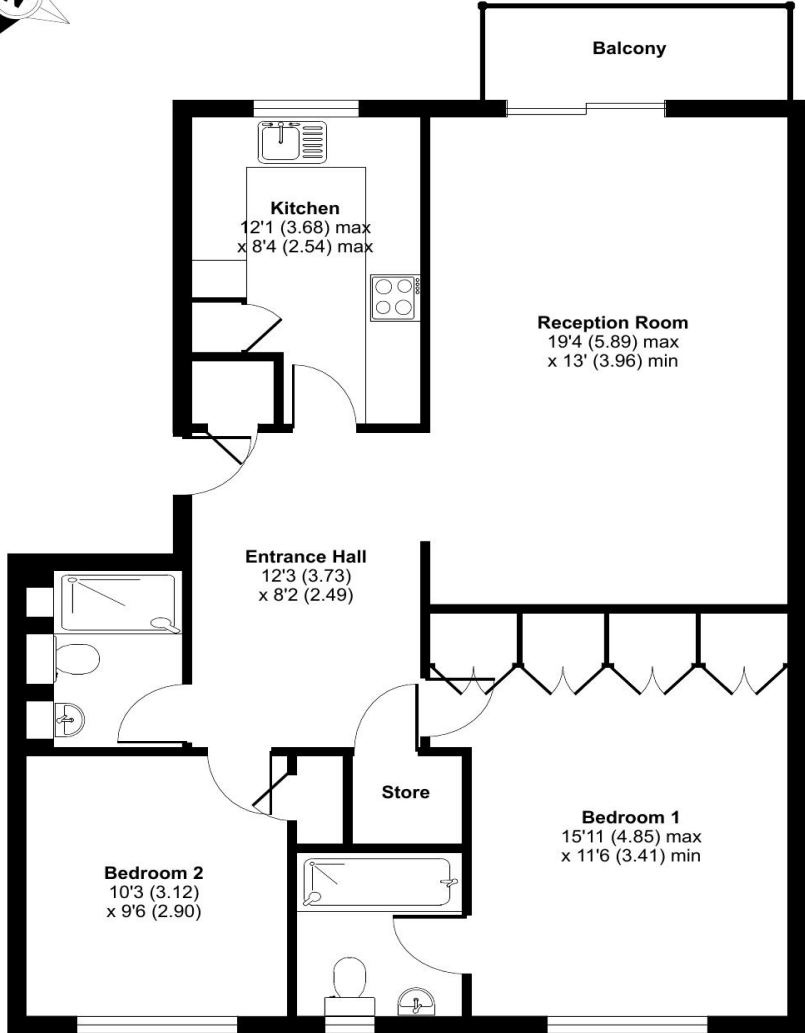


## Property Features:

- Two Double Bedrooms
- En Suite Bathroom
- Shower Room
- Reception Room
- Kitchen
- Balcony
- Indoor Swimming Pool
- Gymnasium
- Underground Parking
- Gated Development

## Thornbury Square, London, N6

Approximate Area = 877 sq ft / 81.5 sq m  
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£795,000
Tenure:	Share of Freehold Lease Expires 28/09/2985 Approximately 961 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£6,600.00 approx.(per annum) 2024/25

## Viewings:

All viewings are by appointment only through our Highgate Office.

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