



# Shepherds Hill, Highgate, N6

Guide Price: £3,250,000

Benham  
& Reeves



# Shepherds Hill, Highgate, N6

 6 Bedroom (s)  3 Bathroom (s)  Freehold

Available on the market for the first time in over 40 years, a substantial six bedroom family home situated on this popular residential turning in Highgate.

Set back from the road behind double gates, this wonderful semi-detached property boasts over 4,000sqft of well-appointed accommodation arranged over three floors.

The ground floor enjoys versatile entertaining space comprising a spacious kitchen/breakfast room, striking double reception room, dining room, fourth reception room, study and an impressive 35' conservatory leading directly to the rear garden.

On the first floor there are five double bedrooms complemented by two bathrooms (one en suite).

The top floor features a split level principal suite comprising a double bedroom, shower room and 20' reception room offering stunning tree top views as far as Alexander Palace.

Externally the property benefits from extensive off-street parking and a secluded 85' rear garden.

The property is ideally located equidistant to Highgate Underground Station (Northern Line) and the eclectic selection of shops, restaurants and bars along Crouch End Broadway. Highgate Village is within easy reach as are a number excellent local schools and outdoor spaces including Highgate Wood, Crouch End Playing Fields and Parkland Walk.





## Property Features:

- 6 Bedrooms
- Family Bathroom
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- Four Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- 85' Rear Garden
- Gated Off-Street Parking
- Residents Parking

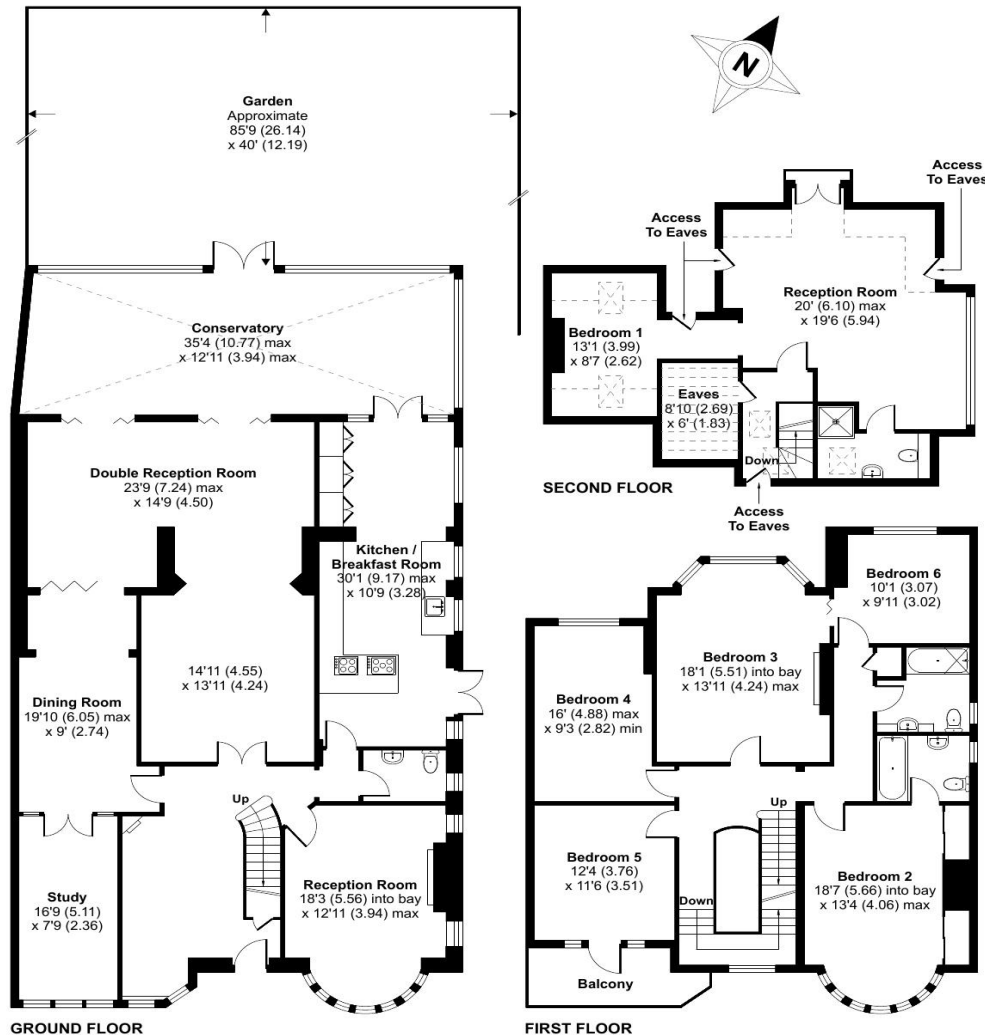


Denotes restricted head height

## Shepherds Hill, London, N6

Approximate Area = 3993 sq ft / 370.9 sq m  
 Limited Use Area(s) = 150 sq ft / 13.9 sq m  
 Total = 4143 sq ft / 384.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>72</b>
(55-68)	<b>D</b>	<b>81</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: £3,250,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Highgate Office.

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