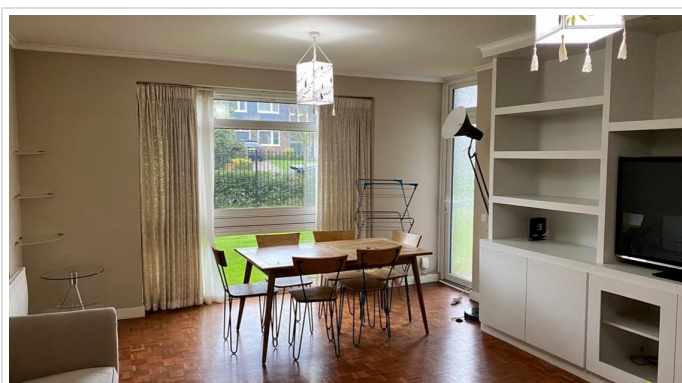


2 Bed Flat In Herons Lea Sheldon Avenue, London, N6 4NB

£780,000





SHORT DESCRIPTION

Property Ref: 16135 For Sale: Two Bedroom Apartment, Highgate - £780,000 Share of Freehold | Gated Parking | Garage | External Storage Set within a well-maintained gated development in a sought-after Highgate location, this spacious two bedroom, two bathroom apartment offers well-balanced accommodation alongside a number of rarely found practical features. The property comprises a generous reception room with excellent natural light and access to a private balcony, providing a pleasant outlook and outdoor space. Both bedrooms are well proportioned doubles, with the principal bedroom benefiting from direct access to the balcony. Two bathrooms serve the apartment, offering flexibility for occupants and guests. The kitchen is thoughtfully laid out with ample storage and workspace, complemented by additional internal storage throughout the property. Externally, the apartment benefits from unallocated gated parking, a private garage and a separate external storage room — features that add genuine value and convenience. Residents also enjoy access to well-kept communal areas. The property is offered with a share of freehold, providing long-term security and attractive ownership structure. Ideally located for the amenities of Highgate and Archway, the property is well connected via nearby Underground stations, bus routes and green spaces, including Hampstead Heath. Property Type: Flat Full selling price: £780000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: E EPC rating: E Measurement: 868 sq.ft. Outside Space: Communal Garden, Balcony Parking: Gated Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

2

Bed Room(s)

2

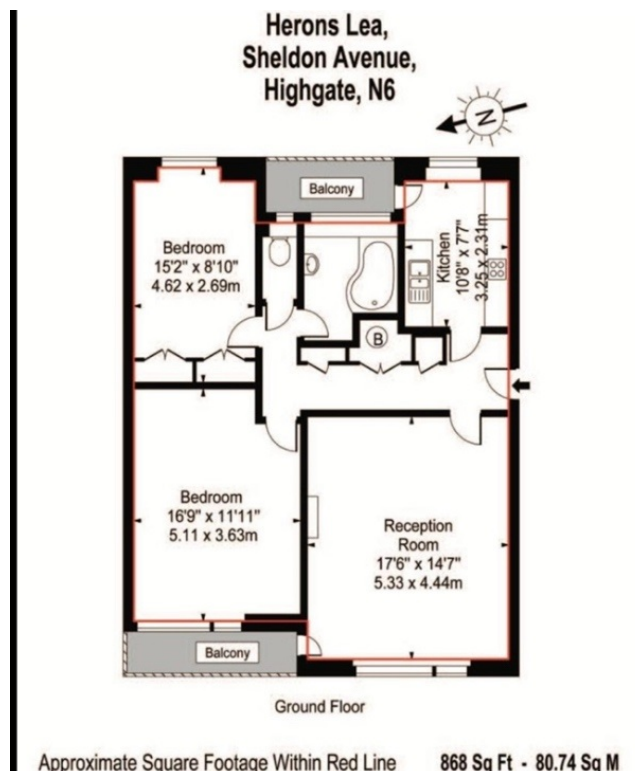
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

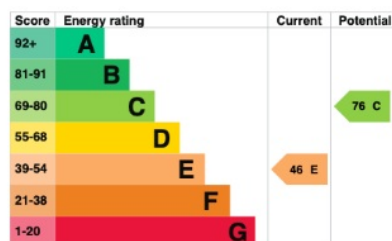
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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